

25

**City of Detroit**  
**CITY COUNCIL**

**HISTORIC DESIGNATION ADVISORY BOARD**  
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226  
Phone: 313. 224.3487 Fax: 313. 224.4336  
e-mail: [historic@detroitmi.gov](mailto:historic@detroitmi.gov)

September 12, 2019

**HONORABLE CITY COUNCIL**

**RE: Petition #884, the request of Joan Pensil and the members of the Antioch Missionary Baptist Church, request for a Secondary Street Sign for Rev. Dr. Eunice S. Payne, at the intersection of McDougall Avenue and Nevada Street.**

The Historic Designation Advisory Board (HDAB) staff reviewed documentation submitted to the City Clerk's office by the petitioner Ms. Joan Pensil on behalf of the family and members of Antioch Missionary Baptist Church for the establishment of a Secondary Street Name for Rev. Dr. Eunice S. Payne. Reasonable grounds for a secondary street sign for Rev. Dr. Eunice S. Payne has been provided.

Upon review of the documentation submitted by the petitioner (see attachment), staff has concluded that the petition does meet the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

The proposed location of the Secondary Street Sign at the intersection of McDougall Avenue and Nevada Street is appropriate in that the location of the Antioch Missionary Baptist Church.

**Criteria**

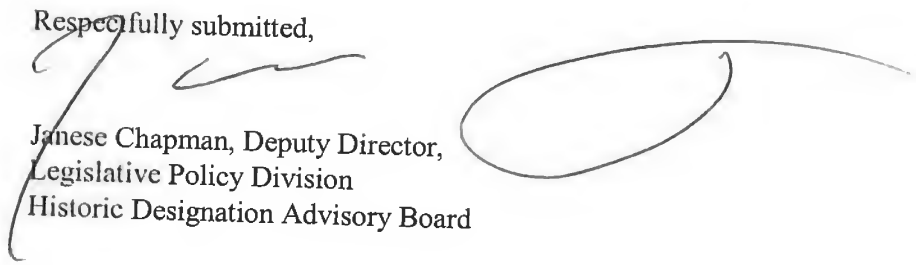
As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets*. A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Attached for your review and consideration is a resolution which will authorize the establishment of a Secondary Street Name in honor of Rev. Dr. Eunice S. Payne upon the conclusion of a favorable public hearing, which must be held in accordance with Section 50-7-35 of the Detroit City Code.

Staff is available to answer any questions you may have.

Respectfully submitted,



Janese Chapman, Deputy Director,  
Legislative Policy Division  
Historic Designation Advisory Board

## RESOLUTION

**BY COUNCIL MEMBER** \_\_\_\_\_

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center on **Thursday**, \_\_\_\_\_, **2019** at \_\_\_\_\_ **a.m.**, for the purpose of considering the request of Council Member Scott Benson, on behalf of Joan Pentsil of Antioch Missionary Baptist Church, requesting the secondary street name in honor of Reverend Dr. Eunice S. Payne in the area of McDougall Avenue and Nevada Avenue to “Rev. Dr. E. S. Payne.”

**BY COUNCIL MEMBER \_\_\_\_\_:**

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME  
IN HONOR OF REVEREND DR. EUNICE S. PAYNE AT THE INTERSECTION OF  
MCDUGALL AVENUE AND NEVADA AVENUE**

**WHEREAS**, the Detroit City Council has received a request from Council Member Scott Benson, on behalf of Joan Pentsil of Antioch Missionary Baptist Church, to assign a Secondary Street Name to Reverend Dr. Eunice S. Payne, to be located at the intersection of McDougall Avenue and Nevada Avenue; and

**WHEREAS**, the intersection of McDougall Avenue and Nevada Avenue is historically significant, being location of Antioch Missionary Baptist Church where Reverend Dr. Eunice S. Payne as served as Senior Pastor for over 61 years; and

**WHEREAS**, Reverend Dr. Eunice S. Payne organized Antioch Missionary Baptist Church in 1958 and was able to quickly grow its membership to over 100 members and provide services such as a community food bank, mentoring programs (Boys to Men), Adult Education programs, School partnerships, clothing drives, free summer lunch programs for children; and

**WHEREAS**, Reverend Payne is an organizing member of the Detroit Ministry of the Baptist Union Council of Baptist Pastors of Detroit and Vicinity; and

**WHEREAS**, Reverend Payne is a current member and past President of the Prospect District which engages in community scholarships and mentoring programs; and

**WHEREAS**, Reverend Payne implemented a plan to open a day care center in the church providing quality early childhood education in the community and community employment opportunities. **NOW THEREFORE BE IT**

**RESOLVED**, that the City Council finds the above-mentioned individual and the proposed location meets the criteria for Secondary Naming of a Street in accordance with Article VII, Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code; **BE IT FURTHER**

**RESOLVED**, That the intersection of McDougall Avenue and Nevada Avenue be assigned the secondary street name "Rev. Dr. E. S. Payne" in celebration of his noteworthy achievements; **BE IT FURTHER**

**RESOLVED**, That the projected cost of designing, producing, erecting, replacing and removing the necessary signs and markers shall be paid, in advance, to the street fund by the petitioner requesting the secondary name; **AND BE IT FINALLY**

**RESOLVED**, A certified copy of the resolution shall be transmitted by the City Clerk to the fire department, police department, department of public works and its city engineering and traffic engineering divisions, department of transportation and the United States Postal Service.



Petition number:

## City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

### I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Joan Pentsil  
Name of the Organization: Antioch Missionary Baptist Church  
Mailing Address: 19436 Sunset  
City/State/Zip Code: Detroit, MI 48226

Phone: 313 410-8889 E-Mail: jopen1017@aol.com

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number: 38-2465466

## II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?

Rev. Dr. E. S. Payne

Rev Dr. Eunice S. Payne

(b) Where will the sign be located?

McDougall & Nevada (By the Antioch MBC)

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?

Week of September 28, 2019

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?

To Honor the contribution of Rev. Dr. Eunice S. Payne to the community of Detroit

(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

## III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.

Applicant Signature

Date

5-28-2019

May 19, 2019

To: Janese Chapman, Historic Designation Advisory Board  
218 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

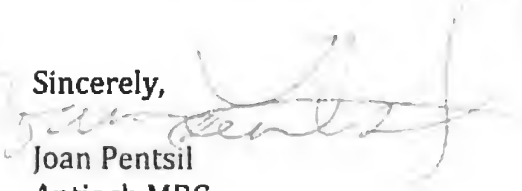
From: Antioch Missionary Baptist Church, 18045 McDougall, Detroit, MI 48234

Dear Ms. Chapman,

Please find the petition and supporting documents for the street designation. Mrs. Ann Connally has spoken with Councilman Scott Benson and he has agreed to support our petition. He is waiting for our submission to email you.

If you have any questions, please call me at 313-410-8889.

Sincerely,



Joan Pentsil  
Antioch MBC

March 29, 2019

To: The Historic Designation Advisory Board  
218 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

From: Yolanda Mallett, Granddaughter of Reverend Dr. Eunice S. Payne  
21918 Hill Street  
Warren, Michigan 48091

Dear Advisory Board:

On behalf of the family of Eunice S. Payne, I give my support of the Honorary Street designation for my great grand father.

It is a great honor and well deserved for a man who gave his life to God and the city of Detroit. To help make it a better place for all citizens.

Sincerely,

  
Yolanda Mallett

January 23, 2019

Reverend Doctor Eunice S. Payne

Contributions To The Community

1

1. Organized Antioch Missionary Baptist Church in 1958. Purchased two church properties in the community. One on Nevada and Fleming and the second on McDougall and Nevada.

- ❖ Growth to over 100 members.
- ❖ Food Bank
- ❖ Mentoring Program - Boys to Men
- ❖ Adult Education Program
- ❖ School partnerships
- ❖ Clothing Drives
- ❖ Established a Community Picnic-
- ❖ School Supply Giveaways
- ❖ Free Summer Lunch Program for children

2. Organizing member of the Detroit Ministry of the Baptist Union Council of Baptist Pastors of Detroit and Vicinity

3. Organizing Member and Past President of the Prospect District

- ❖ Community Scholarships
- ❖ Mentoring Programs
- ❖ Clothing Outreach

4. Established Several Community Gardens

- ❖ Provided free food to the community
- ❖ Beautified the community by removing blight
- ❖ Offered volunteer work

5. Implemented Plan to open a day care in church

- ❖ Provides quality early childhood education in the community
- ❖ Health food for kids
- ❖ Employment to the community

6. Detroit Rescue Ministry Volunteer

- ❖ Leader in the Spiritual Life Services – This is the heart of everything they stand for
- ❖ Offering love and support through the devotion and chapel services and Bible study

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JAN 06 2000**

ANTIOCH MISSIONARY BAPTIST CHURCH  
OF DETROIT  
18045 MCDUGALL  
DETROIT, MI 48234

Employer Identification Number:  
38-2465466  
DLN:  
17053347028049  
Contact Person:  
FAYE NG ID# 31290  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
NOVEMBER 30  
Form 990 Required:  
NO  
Addendum Applies:  
NO

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(i).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. This does not apply, however, if you make or have made a timely election under section 3121(w) of the Code to be exempt from such tax. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or

Letter 947 (DO/CG)

Reverend Doctor Eunice S. Payne Awards and Recognitions

Certificate of Completion – Detroit Public Schools  
June 19, 1946

Certificate of Ordination – December 8, 1962  
Antioch Missionary Baptist Church

First Independence National Bank of Detroit – Founder Family Group  
Charter Member- September 14, 1970

Prospect District Congress of Christian Education  
Certificate of Appreciation – August 26, 1983  
Teacher of the Ministry

Metropolitan Detroit Congress on Evangelism- May 30, 1985  
Seminary Extension

The Council of Baptist Pastors of Detroit and Vicinity, Inc.  
Building Development – November 2, 1990

Detroit City Council –Testimonial Resolution – 1991  
36 Years of Service to the Community

The Ministers Baptist Union of Detroit – November 1991  
Service Award for Program Chairman and 2<sup>nd</sup> Vice President

City of Detroit  
Distinguished Service Award – October 25, 2011

Prospect Baptist Women's Auxiliary Award – April 22, 2006  
Dedicated Service and Devotion

Prospect Missionary Baptist District Association, Inc.  
May 28, 2010  
Pace Setter Award



National Law Enforcement Officers Memorial Fund –March 24, 1997  
Award for Honoring Slain Officers

Baptist Missionary and Education State Congress of Christian Education  
Certificate of Recognition – April 30, 1993

Veterans of Foreign Wars of the United States  
Certificate of Appreciation for Support and Encouragement of Disabled  
Veterans – March 28, 1994

1989 Celebrate Halloween Right Campaign Certificate

Detroit City Council  
Testimonial Resolution – November 22, 2011  
For Leadership throughout the City of Detroit for Nurture and  
Mentoring so many

Lifetime Member of the NAACP

Baptist Minister's Union of Detroit & Vicinity and the  
School of Theology – Founder Award – 2010

Pastoral Leadership Award – Baptist Missionary and Education  
Women's Auxiliary-2004  
Visionary Leadership Award-2003

# PETITION FOR HONORARY SECONDARY STREET NAME

Detroit, MI

Date April 17<sup>th</sup> 2019

TO THE HONORABLE CITY COUNCIL:

We, the undersigned owners of the property within 300 linear feet of the below listed intersection:

McDougall and Nevada  
Location of Intersection

do respectfully petitioner your Honorable Body to affix a secondary street name in honor of

Rev. DR. Eunice S. Payne

SPONSORING PETITIONER Antioch Miss Baptist Church Name of Honoree Church  
Joan Pentecost 18045 McDougall, Detroit, MI  
(Name) (Address) (Phone No.) 313 410-8889

| Signature of Deed Holder | Signature of Spouse or Other Co-Owner | Address                | Date            |
|--------------------------|---------------------------------------|------------------------|-----------------|
| <u>[Signature]</u>       |                                       | <u>3114 Berry</u>      | <u>4/28/19</u>  |
| <u>[Signature]</u>       |                                       | <u>3114 Berry</u>      | <u>4/29/19</u>  |
| <u>[Signature]</u>       |                                       | <u>17820 McDougall</u> | <u>4/27/19</u>  |
| <u>[Signature]</u>       |                                       | <u>17940 McDougall</u> | <u>4-27-19</u>  |
| <u>[Signature]</u>       |                                       | <u>17940 McDougall</u> | <u>4-27-19</u>  |
| <u>[Signature]</u>       |                                       | <u>17931 McDougall</u> | <u>5/4/2019</u> |
| <u>[Signature]</u>       |                                       | <u>18139 McDougall</u> | <u>5/4/19</u>   |
| <u>[Signature]</u>       |                                       | <u>18099 Mitchell</u>  | <u>5-6-19</u>   |

**City of Detroit**  
**CITY COUNCIL**

**HISTORIC DESIGNATION ADVISORY BOARD**

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313. 224.3487 Fax: 313. 224.4336

e-mail: [historic@detroitmi.gov](mailto:historic@detroitmi.gov)

September 12, 2019

**HONORABLE CITY COUNCIL**

**RE: Request for a Secondary Street Sign for Reverend Tellis Jerome Chapman at the intersection of West Vernor Highway and Harding Street.**

The Historic Designation Advisory Board (HDAB) staff reviewed documentation submitted to the City Clerk's office by the petitioner on behalf of the family and members of Galilee Missionary Baptist Church for the establishment of a Secondary Street Name for Rev. Tellis Jerome Chapman. Reasonable grounds for a secondary street sign for Rev. Tellis Jerome Chapman has been provided.

Upon review of the documentation submitted by the petitioner (see attachment), staff has concluded that the petition does meet the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

The proposed location of the Secondary Street Sign at the intersection of West Vernor Hwy and Harding Street is appropriate in that the location of the Galilee Missionary Baptist Church where the Reverend Chapman has served for many years.

**Criteria**

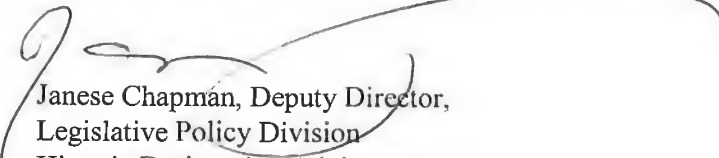
As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Attached for your review and consideration is a resolution which will authorize the establishment of a Secondary Street Name in honor of Rev. Tellis Jerome Chapman upon the conclusion of a favorable public hearing, which must be held in accordance with Section 50-7-35 of the Detroit City Code.

Staff is available to answer any questions you may have.

Respectfully submitted,



Janese Chapman, Deputy Director,  
Legislative Policy Division  
Historic Designation Advisory Board

## **RESOLUTION**

**BY COUNCIL MEMBER \_\_\_\_\_**

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center on **Thursday, \_\_\_\_\_, 2019** at \_\_\_\_\_ **a.m.**, for the purpose of considering the request of Council President Brenda Jones, on behalf of Galilee Missionary Baptist Church, requesting the secondary street name in honor of Reverend Tellis Jerome Chapman in the area of E. Vernor Hwy, and Harding Street to "Rev. Tellis J. Chapman."

BY COUNCIL MEMBER \_\_\_\_\_:

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME  
IN HONOR OF REVEREND TELLIS JEROME CHAPMAN AT THE INTERSECTION OF W.  
VERNOR HWY. AND HARDING STREET**

**WHEREAS**, the Detroit City Council has received a request from Council President Brenda Jones, on behalf of Galilee Missionary Baptist Church, to assign a Secondary Street Name to Reverend Tellis Jerome Chapman, to be located at the intersection of W. Vernor Hwy. and Harding Street; and

**WHEREAS**, the intersection of W. Vernor Hwy. and Harding Street is historically significant, being the location where Reverend Chapman has served as Senior Pastor of Galilee Missionary Baptist Church for many years; and

**WHEREAS**, Reverend Chapman is the Pastor of Galilee Missionary Baptist Church in Detroit, Michigan, and has received Honorary Doctoral degrees from Natchez College, Natchez, Mississippi and Dallas Baptist College, Dallas, Texas; and

**WHEREAS**, He has served as Vice Moderator and Vice President of the Michigan District Baptist Association and Congress of Michigan, and served as Parliamentarian for the Baptist Missionary and Educational Convention of the State of Michigan; and

**WHEREAS**, Reverend Chapman has been involved in Detroit's growth as it relates to mass transit. He was a board member of the City of Detroit Department of Transportation Commission for several years; and

**WHEREAS**, Reverend Chapman served as an advisor on the Faith-Based Advisory Board of Governor Jennifer Granholm of the state of Michigan. He has also received the distinguished honor of Pastor of the Year by the Detroit Chapter of the Southern Christian Leadership Conference; and

**WHEREAS**, He is the Founder and President of the Chapel Vision Community Development Corporation, serving greater southeast Detroit. He is also Founder and President of the Mid-West Community Development Corporation, serving greater southeastern Michigan; and

**WHEREAS**, Rev. Chapman is a board member of the National Baptist Convention, USA, Inc. American Baptist College; he formerly served as President of the Baptist Missionary and Educational State Convention of Michigan. Currently, he serves as the Director of the Pastors and Ministers Division, National Baptist Convention, USA, Inc. **NOW THEREFORE BE IT**

**RESOLVED**, that the City Council finds the above-mentioned individual and the proposed location meets the criteria for Secondary Naming of a Street in accordance with Article VII, Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code; **BE IT FURTHER**

**RESOLVED**, That the intersection of Madison Avenue and Brush Street be assigned the secondary street name "Aretha Franklin Boulevard" in celebration of her noteworthy achievements; **BE IT FURTHER**

**RESOLVED**, That the projected cost of designing, producing, erecting, replacing and removing the necessary signs and markers shall be paid, in advance, to the street fund by the petitioner requesting the secondary name; **AND BE IT FINALLY**

**RESOLVED**, A certified copy of the resolution shall be transmitted by the City Clerk to the fire department, police department, department of public works and its city engineering and traffic engineering divisions, department of transportation and the United States Postal Service.

**City of Detroit**  
**CITY COUNCIL**

**HISTORIC DESIGNATION ADVISORY BOARD**

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313. 224.3487 Fax: 313. 224.4336

e-mail: [historic@detroitmi.gov](mailto:historic@detroitmi.gov)

September 12, 2019

**HONORABLE CITY COUNCIL**

**RE: Petition #971: Council President Brenda Jones, request for a Secondary Street Sign for Don H. Barden at the intersection of Lyndon Street and Schaefer Hwy.**

The Historic Designation Advisory Board (HDAB) staff reviewed documentation submitted to the City Clerk's office by the petitioner John Barden on behalf of the Barden family for the establishment of a Secondary Street Name for Don H. Barden. Reasonable grounds for a secondary street sign has been provided.

Upon review of the documentation submitted by the petitioner (see attachment), staff has concluded that the petition does meet the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

The proposed location of the Secondary Street Sign at the intersection of Lyndon Street and Schaefer Hwy is appropriate in and that 12775 Lyndon Street is the historic location of Barden Cable, now the Comcast Cable.

**Criteria**

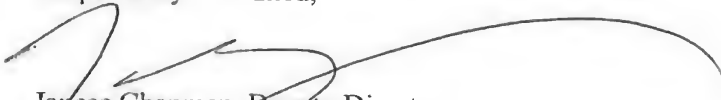
As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets*. A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Attached for your review and consideration is a resolution which will authorize the establishment of a Secondary Street Name in honor of Don H. Barden upon the conclusion of a favorable public hearing, which must be held in accordance with Section 50-7-35 of the Detroit City Code.

Staff is available to answer any questions you may have.

Respectfully submitted,



Janese Chapman, Deputy Director,  
Legislative Policy Division  
Historic Designation Advisory Board



## RESOLUTION

**BY COUNCIL MEMBER** \_\_\_\_\_

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center on **Thursday, \_\_\_\_\_, 2019** at \_\_\_\_\_ **a.m.**, for the purpose of considering the request of Council President Brenda Jones, on behalf of John Barden, petition no. 971 requesting the secondary street name in honor of Don H. Barden in the area of Lyndon Avenue and Schaefer Hwy to "Don H. Barden St."

**BY COUNCIL MEMBER \_\_\_\_\_:**

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME  
IN HONOR OF DON H. BARDEN AT THE INTERSECTION OF LYNDON AVENUE AND  
SCHAEFER HWY**

**WHEREAS**, the Detroit City Council has received a request from Council President Brenda Jones, on behalf of John Barden, petition no. 971, to assign a Secondary Street Name to Mr. Don H. Barden, to be located at the intersection of Lyndon Avenue and Schaefer Hwy; and

**WHEREAS**, the intersection of Lyndon Avenue and Schaefer Hwy is historically significant, being the location of and base of operations for Barden Cablevision; and

**WHEREAS**, Don H. Barden was given the opportunity to revolutionize Detroit for at least 30 year having created many jobs for the people of the City of Detroit with opportunities for growth and expansion; and

**WHEREAS**, Don Barden is credited with having the foresight to develop the current infrastructure that has accommodated the technological advances of today here in the City of Detroit; and

**WHEREAS**, Always politically savvy, Done learned early in his business career the importance of having a strong handle on the political environment in the cities and states where he wanted to conduct business; and

**WHEREAS**, In the 1960's in Lorain Ohio, Don served as the first African American City Councilman; this experience instilled in him some valuable lessons about politics, business and people that were beneficial to him throughout his career; and

**WHEREAS**, Internationally, Don founded Barden International, Inc., an automotive processing plant built in Namibia, Africa for the purpose of converting and uplifting General Motors vehicles; and

**WHEREAS**, Nationally, Don was a long-time supporter and member of the Democratic National Committee having been at one time, the largest contributor to the DNC; and

**WHEREAS**, Don strategized with then President William J. Clinton during his administration and was named National Finance Co-Chair for Representative Dick Gephardt during his run for the Democratic nomination for President of the United States; and

**WHEREAS**, Don became a leader in the cable industry during the 1980's filing for the right to building cable systems in seven cities, including the City of Detroit, under the auspices of the Honorable Coleman A. Young, Don built, owned and operated cable systems in Detroit, Romulus, Inkster and Van Buren and led Barden Cablevision to the point of distinction as one of the nation's largest urban cable systems; and

**WHEREAS**, In 2001, Mr. Barden became the first black owner of a Las Vegas casino with his purchase of Fitzgerald's; He was also the President and Chief Executive Officer of Barden Colorado Blackhawk, Barden Mississippi Tunica and Barden Nevada, as well as Chairman and President of Barden Development, Inc.; and

**WHEREAS**, Embedded in the mission of the companies Don owned and founded in the following: "...A pledge of strong commitment to community by way of volunteerism and other active participation and involvement. Our goal is to build solid relationships, provide financial support, donate in-kind services and strive to make a difference in the communities where we live and work, today and for the future;" and

**WHEREAS**, Don's philanthropic efforts have impacted a variety of organizations and people from all walks of life including but not limited to the Detroit Institute of Arts, Michigan Opera House, NAACP, Detroit Urban League, the Detroit Renaissance Board, the Booker T. Washington Business Association, Junior Achievement, and the Boys and Girls Club; and

**WHEREAS**, Don was a visionary and lived the American dream, seeing no barriers when it came to entering industries like cable and gaming. **NOW THEREFORE BE IT**

**RESOLVED**, that the City Council finds the above-mentioned individual and the proposed location meets the criteria for Secondary Naming of a Street in accordance with Article VII, Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code; **BE IT FURTHER**

**RESOLVED**, That the intersection of Lyndon Avenue and Schaefer Hwy be assigned the secondary street name "Don H. Barden St." in celebration of his noteworthy achievements; **BE IT FURTHER**

**RESOLVED**, That the projected cost of designing, producing, erecting, replacing and removing the necessary signs and markers shall be paid, in advance, to the street fund by the petitioner requesting the secondary name; **AND BE IT FINALLY**

**RESOLVED**, A certified copy of the resolution shall be transmitted by the City Clerk to the fire department, police department, department of public works and its city engineering and traffic engineering divisions, department of transportation and the United States Postal Service.

## DEPARTMENTAL REFERENCE COMMUNICATION

*Wednesday, June 26, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

CITY PLANNING COMMISSION    DPW - CITY ENGINEERING DIVISION  
LEGISLATIVE POLICY DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT  
PUBLIC LIGHTING DEPARTMENT

**971**      *Don H. Barden Family, request to install a secondary street sign on Lyndon Street at the corner of Schaefer Street in honor of Don H. Barden.*

#971

Petition number:

## City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

### I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name:

JOHN BARBER

Name of the Organization:

Don H. Barber Family

Mailing Address:

9765 MICHAELS DR.

City/State/Zip Code:

ROMULUS, MI 48174

4-2-01 00/003701

Phone

(313) 858-9362

E-Mail

barurg@aol.com

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number

N/A

## II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?

Don H. Borden St.

(b) Where will the sign be located?

on Linden St (corner of

SCHAEFER ST.

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?

September 2019

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?

(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

## III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provisions set by the City of Detroit and Sign Ordinance.



Applicant Signature



11

**SECONDARY STREET NAME  
DON H. BARDEN ST.  
LYNDON ST./SCHAEFER ST.**



To: Honorable Brenda Jones, President  
Detroit City Council  
2 Woodward, 13th Floor  
Detroit, MI 48226

From: Mr. John Barden  
on behalf of the Barden Family

Re: Secondary Street Name for  
Mr. Don H. Barden

Date: May 21, 2019

To the Honorable Detroit City Council President Brenda Jones

I am writing this letter on behalf of the family of the late, Don H. Barden. We would like to ask for the entire body of the Detroit City Council and your support as we work to rename Lyndon Street (Livernois to Greenfield) to include **Don H. Barden St.**, a secondary street name in our Community.

**Don H. Barden** was given the opportunity to revolutionize Detroit for at least 30 years. He created many jobs for the people in Detroit with growth and expansion. He gave the best benefits including stock options, which helped individuals and their families. He also was committed to hiring an agreed percentage of Detroit residents and he reached his goal.

*Taking a brief look at our history, The City of Detroit, with its 375,000 households, wanted to get wired for cable and put the big job up for bids in 1982. Barden was prepared. He invested his own money and took out bank loans. Eventually he put \$500,000 together to write a proposal on how he could do the job for Detroit. The city hired a consultant to review Barden's plan as well as the plans of other would-be cable contractors. The consultant gave his approval to Barden, recommending to Detroit's cable commission that he get the job. Then the Honorable Mayor Coleman signed off on the Barden plan, as did **the Detroit City Council**.*

The future of the past became the future of today and tomorrow. Developing a structure that has accommodated the technological advance. Because of his futuristic thinking, the development and upgrades of today were done at yesterday's cost.

As we recently, celebrated the 8th year of the Life and Legacy of the passing of Don H. Barden on Sunday, May 19th, we discovered there are no other streets in the City of Detroit honoring Don H. Barden. The entire City of Detroit, especially District 2, one of the most diverse districts in our beloved city, we feel is directly connected to the leadership of Don H. Barden. It would be a privilege for the City of Detroit, to rename Lyndon Street (from Livernois to Greenfield or Wyoming to Meyers) in honor of one of our finest citizens to **Don H. Barden St.**

We humbly ask the entire Detroit City Council Members and you for your support in making this dream of ours a reality for our family, beloved city and community. I'm looking forward to discussing this matter with you more, and to find out what will be the next steps to take to make this happen. I can be reached at 734.858.9362, feel free to call me at anytime.

Sincerely  
John Barden





**Don H. Barden** (born December 20, 1943) was the ninth of 13 children and was proud to be the only child born in the City of Detroit. At the early age of 11, Don knew he would be his own boss and have great success.

### **THE POLITICIAN**

Always political savvy, Don learned early in his business career the importance of having a strong handle on the political environment in the cities and states where he wanted to conduct business.

In the 1960s in Lorain, Ohio, Don serves as the first black city councilman. This experience instilled in him some valuable lessons about politics, business and people that were beneficial to him throughout his career. Don was always well-respected by the local governments where he conducted business.

Internationally, Don founded Barden International, Inc., an automotive processing plant built in Namibia, Africa for the purpose of converting and uplifting General Motor vehicles.

Nationally, he found it helpful to have friends in Washington, D.C., Thus, Don was a long-time supporter and member of the Democratic National Committee. At one time, he was the largest contributor to the DNC. Don strategized with then President Williams J. Clinton during his administration. He was named National Finance Co-Chair for Representative Dick Gephardt to help him with his run for the Democratic nomination for the President of the United States. Don was an early supporter of President Barack Obama and was proud of all of his accomplishments in politics including becoming the first African American President of the United States. Don was also a friend to many in the U.S. Congress and Senate.

For decades, Don developed strong ties to innumerable city council members, mayors, state representatives, governors, congressmen and congresswomen, lobbyists, judges and the many levels of the legislative and judicial systems in Ohio, Michigan, Indiana, Nevada, Mississippi, Colorado, Pennsylvania, Maryland and Washington, D.C.

### **THE PHILANTHROPIST**

Don was a pillar and friend to many organizations, charities and communities. No matter what level of success he experienced throughout the years, he always felt indebted to those who supported him. He felt such support played a significant role in his ability to achieve his personal goals and dreams. He was always appreciative of those who afford him an opportunity. His tribute to those who mentored him was to mentor others.

Don believed that at some point in everyone's life they may need a helping hand. Whether it was a reference, a loan, a job, an opportunity, advice or a contract, if he was in the position to help, he always did so. No matter what the business policy, no matter contrary advice, he did what he could. Don did what he wanted to do and he did what he felt was right. The way Don lived his life was indicative of this belief; Simply put, he was a giver.

Don became a leader in the cable industry during the 1980s filing for the right to build cable systems in seven cities, including the City of Detroit, under the auspices of The Honorable Coleman A. Young. Don built, owned and operated cable systems in Detroit, Romulus, Inkster and Van Buren and led Barden Cablevision to the distinction as one of the nation's largest urban cable systems. Subsequently, Mr. Barden sold all of his cable television holdings to Comcast Cable for an amount in excess of \$100 Million.

In 2001, Mr. Barden became the first black owner of a Las Vegas casino with his purchase of Fitzgeralds. He was also the President and Chief Executive Officer of Barden Colorado Blackhawk, Colorado, Barden Mississippi Tunica, Mississippi and Barden Nevada Las Vegas, Nevada and Chairman and President of Barden Development, Inc.

Embedded in the mission of the companies Don owned and founded is the following: "...A pledge of strong commitment to community by way of volunteerism and other active participation and involvement. Our goal is to build solid relationships, provide financial support, donate in-kind services and strive to make a difference in the communities where we live and work, today and for the future." Don lived his life accordingly and encourage other to do the same.

Don's philanthropic efforts have impact a variety of organizations and people from all walks of life. He contributed to the arts through donations to the Detroit Institute of Arts and the Michigan Opera House. He supported the NAACP and the Detroit Urban League. He supported the business community through his work on the Detroit Renaissance Board, and the Booker T. Washington Business Association. He believed strongly in the education of our youth. He also supported Junior Achievement, the Boys and Girls Club and many more organizations.

Don also loved senior citizens and it's fair to say they loved him. However, what's not published is probably what will be remembered most and that is the lives he touched with his kind and generous heart.

---

## **THE TITAN**

At 54 years old, Don was one of 11 entrepreneurs listed as a Black Enterprise Titan of the B.E. 100s in a book written by Derek T. Dingle.

Don, a visionary, dreamed the American dream. He saw no barriers when it came to entering industries like cable and gaming. Don was a great supporter of entrepreneurship. He accepted many speaking engagements over the years, which afford him the opportunity to talk to colleagues and aspiring entrepreneurs. He found the Don H. Barden Foundation, Inc., whose mission was to promote entrepreneurship. Don alone can be credited with helping many young people become the successful entrepreneurs they are today. Many existing small business can testify to the guidance that Don gave them usually in the form of free advice and small loans.

Don's accomplishments never went unnoticed as evidenced by the scores of awards and recognition he received throughout his career.

## **OUR HERO**

Don was a confidant, Charismatic and approachable with a great sense of humor. He was simply a likable guy which is why so many called him a friend.

There were many facets to his personality; however, his friendship was complicated. Don would be a serious businessman during office hours and a fun loving guy after hours. Don was a friend to many entertainment and celebrities. For those seeking a minute with Don Barden, you were likely to catch him on certain nights of the week at Flood's Bar and Grille. If you were fortunate and would receive an invitation to join him and his buddies at his reserved table.

Don was a son, brother, husband, father, uncle, colleague, employer and friend who seems to have a unique relationship with everyone in his life. He touched the lives of people close to him but also seem to positively impact the lives of many who never had the pleasure of meeting him personally. Don was a hero and he will go down in history as an iconic figure whose legacy will transcend to future generations.

## Awards and Achievements

Mr. Don Barden has earned more than 100 awards and accolades ranging from Black Enterprise's 2003 recognition as Company of the Year, to the 2004 Trumpet Award from Turner Broadcasting Company; and a host of others...

March 26, 1972  
"Pride Comes With Progress"  
From Lorain, Ohio

January 13, 1980  
Outstanding Contributions" to The White House  
Conference on Small Businesses  
from Jimmy Carter, President Of the United States

June, 1982  
"Most Successful Businessman"  
from Class of 62, Inkster High School

May 7, 1991  
"Honorary Doctor's Degree"  
from Lewis College of Business

August 8, 1991  
"Distinguished Achievement Award"  
from The Tuskegee Airmen, Inc.

March 18, 1992  
"1992 Michiganiaan of the Year"  
from The Detroit News

May 3, 1992  
"Honorary Doctor's Degree"  
from Marygrove College

1992  
"1992 Company of the Year"  
from Black Enterprise Magazine

February 17, 1997  
"Spirit Of Detroit" Award  
from Detroit City Council

February 15, 2003  
Honorary Decree "Don Barden Day"  
from Mayor Oscar Goodman, City of Las Vegas

May 17, 2003  
"2003 Company of the Year"  
from Black Enterprise Magazine

June 19, 2003  
"2003 Master Entrepreneur of the Year"  
from Ernst and Young

June 25, 2003  
"2003 Trailblazer Award"  
from Rainbow Push Coalition

January 26, 2004  
"2004 Trumpet Award"  
from Turner Broadcasting Company

February 18, 2004  
"2004 Detroit's Living Legend"  
from Detroit City Council

May 1, 2004  
Honorary "Doctorate of Laws"  
from Tiffin University (Tiffin, OH)

October 5, 2007  
2007 Newsmaker of the Year Award  
from the Chicago Defender Newspaper

May 28, 2010  
"A.G. Gaston Award"  
from Black Enterprise Magazine

2019-06-26

971

971     *Petition of Don H. Barden Family,  
request to install a secondary street  
sign on Lyndon Street at the corner of  
Schaefer Street in honor of Don H.  
Barden.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

CITY PLANNING COMMISSION    DPW - CITY  
ENGINEERING DIVISION  
LEGISLATIVE POLICY DIVISION   PLANNING AND  
DEVELOPMENT DEPARTMENT  
PUBLIC LIGHTING DEPARTMENT

**City of Detroit**  
**CITY COUNCIL**

**HISTORIC DESIGNATION ADVISORY BOARD**

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313.224.3487 Fax: 313.224.4336

e-mail: [historic@detroitmi.gov](mailto:historic@detroitmi.gov)

September 12, 2019

**HONORABLE CITY COUNCIL**

**RE: Petition #909 Request for a Secondary Street Sign for Dr. Roland A. Caldwell, Sr. at the intersection of West Warren Avenue and 28<sup>th</sup> Street.**

The Historic Designation Advisory Board (HDAB) staff reviewed documentation submitted to the City Clerk's office by the petitioners Ms. Quentella Caldwell and Ms. Theresa Humphrey for the establishment of a Secondary Street Name for Dr. Roland A. Caldwell Sr. Reasonable grounds for a secondary street sign for Dr. Roland A. Caldwell Sr. has been provided.

Upon review of the documentation submitted by the petitioner (see attachment), staff has concluded that the petition does meet the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

The proposed location of the Secondary Street Sign at the intersection of West Warren Avenue and 28<sup>th</sup> Street is appropriate in and that Dr. Caldwell served as Pastor of Burnette Inspirational Ministries Center located at 4358 West Warren Avenue.

**Criteria**

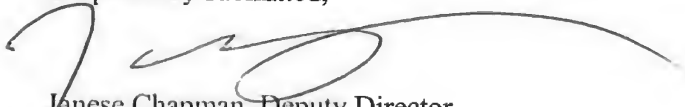
As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets*. A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Attached for you review and consideration is a resolution which will authorize the establishment of a Secondary Street Name in honor of Dr. Roland A. Caldwell, Sr. upon the conclusion of a favorable public hearing, which must be held in accordance with Section 50-7-35 of the Detroit City Code.

Staff is available to answer any questions you may have.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Janese Chapman', with a long, sweeping horizontal line extending to the right.

Janese Chapman, Deputy Director,  
Legislative Policy Division  
Historic Designation Advisory Board

## RESOLUTION

**BY COUNCIL MEMBER** \_\_\_\_\_

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center on **Thursday**, \_\_\_\_\_, 2019 **at** \_\_\_\_\_ **a.m.**, for the purpose of considering petition no. 909 of Ms. Quentella Caldwell-Byers and Ms. Theresa Humphrey requesting the secondary street name in honor of Reverend Roland Arthur Caldwell, Sr. – Senior Pastor of Burnette Baptist Church in the area of W. Warren Avenue and 28<sup>th</sup> Street to “Dr. Roland A. Caldwell, Sr.”



BY COUNCIL MEMBER \_\_\_\_\_:

**RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A SECONDARY STREET NAME  
IN HONOR OF REVEREND ROLAND ARTHUR CALDWELL AT THE INTERSECTION OF  
W. WARREN AVENUE AND 28<sup>TH</sup> STREET**

**WHEREAS**, the Detroit City Council has received a request from Ms. Quentella Caldwell-Byers and Ms. Theresa Humphrey, on behalf of Burnette Baptist Church, to assign a Secondary Street Name to Reverend Roland Arthur Caldwell, to be located at the intersection of W. Warren Avenue and 28<sup>th</sup> Street; and

**WHEREAS**, Burnette Baptist Church located at the intersection of W. Warren Avenue and 28th Street is historically significant, being the location where Reverend Caldwell has serviced as Senior Pastor for over 30 years; and

**WHEREAS**, Reverend Roland Arthur Caldwell, after dedicating his life to Christ at an early age accepted the call to preach at the age of 12, later being licensed and ordained by his father, Dr. James Allen Caldwell, who was Founder and Pastor of Burnette Baptist Church; and

**WHEREAS**, Reverend Roland Caldwell serves as youth Pastor for several year, and concurrently serves as Youth Administrator for Tennessee Baptist Church in Detroit under the direction of the last Pastor Napoleon; and

**WHEREAS**, As a teenager he was privileged to preach in pulpits of some of the most renowned pastors across the country; and

**WHEREAS**, At the request of his Father, he became Co-Pastor of his father's church; and

**WHEREAS**, He has been recognized for his commitment to the community, having received a certificate of achievement from the Wayne County Commissioner's office, in 2002 and 2010, respectively; and

**WHEREAS**, Reverend Caldwell has played a major roles in shaping the spiritual and cultural fabric of the City of Detroit having organized a "March on Sin, Crack & Crime" in 1988 at the height of the epidemic, hosting a daily radio program from 1992 through 1997, serving as the administrative assistant to the late Doctor Claude Young of the South Christian Leadership Conference, serving currently as the vice moderator of the Baptist State Convention of Michigan of Southern Baptist, having hosted a cable television broadcast entitled "Talking with Caldwell Show" on which he endeavored to bring "shakers and makers" of our city, state and surrounding communities before the people and discuss general concerns; and

**WHEREAS**, Reverend Caldwell's ministry has included the establishment of a Senior Citizen Day Care Center and recreational Center in the community exemplifying Burnette Baptist Church's mission "Saving The Lost At All Cost! All Color, All culture, All people! Promote spirituality, diversity and unity within the community. **NOW THEREFORE BE IT**

**RESOLVED**, that the City Council finds the above-mentioned individual and the proposed location meets the criteria for Secondary Naming of a Street in accordance with Article VII, Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code; **BE IT FURTHER**

**RESOLVED**, That the intersection of W. Warren Avenue and 28th Street be assigned the secondary street name "Dr. Roland A. Caldwell, Sr." in celebration of his noteworthy achievements; **BE IT FURTHER**

**RESOLVED**, That the projected cost of designing, producing, erecting, replacing and removing the necessary signs and markers shall be paid, in advance, to the street fund by the petitioner requesting the secondary name; **AND BE IT FINALLY**

**RESOLVED**, A certified copy of the resolution shall be transmitted by the City Clerk to the fire department, police department, department of public works and its city engineering and traffic engineering divisions, department of transportation and the United States Postal Service.

## DEPARTMENTAL REFERENCE COMMUNICATION

*Wednesday, June 5, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

CITY PLANNING COMMISSION    DPW - CITY ENGINEERING DIVISION  
LEGISLATIVE POLICY DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT  
PUBLIC LIGHTING DEPARTMENT

**909**    *Burnette Baptist Church, request to install a secondary street sign at the intersection of Coner: W Warren @ 28th St. in Honor of Rev. Caldwell.*

#909

Petition number:

## City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

### I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Quentella C.-Byers Theresa Humphrey

Name of the Organization: Burnette Baptist Church

Mailing Address: 15530 Meadowbrook

City/State/Zip Code: Redford MI 48239

313 477-1923

Phone: ( 313 ) 999 1433

E-Mail: quenc1@att.net

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification number: \_\_\_\_\_

SECONDARY STREET NAME

INFORMATION

Rev. Caldwell has been a faithful PASTOR FOR 30 YEARS. He's visible in the community, hosting tent meetings in the summer, neighborhood carnivals & doing street out reach. He leads the members of Burnette in giving to the community serving full coarse meals Thanksgiving & Christmas @ which time coats are given. He received a Certificate of Achievement from Wayne County Commissioner's office, year 2002-2010.

## II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?  
DR. ROLAND A. CALDWELL, SR

(b) Where will the sign be located?  
CONER: W. WARREN @ 28th ST.

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?  
SEPTEMBER 2019 SUNDAY, 7<sup>th</sup> 2 P.M

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

### (d) Purpose of Secondary Street Sign?

Rev. Caldwell has been a faithful PASTOR for THIRTY Years. He's visible in the community, hosting tent meetings in the summer, neighborhood carnivals & doing street out reach. He leads the members of Burnette in giving to the community serving full course meals thanksgiving & Christmas@ which time coats are given. Received a Certificate of Achievement from Wayne County Commissioner's office years 2002-2010 (more on an attached sheet)  
(Please attach a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES NO

## III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.

Quentella Caldwell, -Lyers

Applicant Signature

Date



## Michigan Sales and Use Tax Certificate of Exemption

DO NOT send to the Department of Treasury. Certificate must be retained in the seller's records. This certificate is invalid unless all four sections are completed by the purchaser.

### SECTION 1: TYPE OF PURCHASE

☐

A. One-Time Purchase

Order or Invoice Number: \_\_\_\_\_

☒

C. Blanket Certificate

Expiration Date (maximum of four years): \_\_\_\_\_

☐

B. Blanket Certificate. Recurring Business Relationship

The purchaser hereby claims exemption on the purchase of tangible personal property and selected services made from the vendor listed below. This certifies that this claim is based upon the purchaser's proposed use of the items or services, OR the status of the purchaser.

Vendor's Name and Address

LifeWay Christian Resources One LifeWay Plaza Nashville, TN. 37234-0183

### SECTION 2: ITEMS COVERED BY THIS CERTIFICATE

Check one of the following:

1. ☒

All items purchased.

2. ☐

Limited to the following items: \_\_\_\_\_

### SECTION 3: BASIS FOR EXEMPTION CLAIM

Check one of the following:

1. ☐

For Resale at Retail. Enter Sales Tax License Number: \_\_\_\_\_

2. ☐

For Lease. Enter Use Tax Registration Number: \_\_\_\_\_

The following exemptions DO NOT require the purchaser to provide a number:

3. ☐

For Resale at Wholesale.

4. ☐

Agricultural Production. Enter percentage: \_\_\_\_\_ %

5. ☐

Industrial Processing. Enter percentage: \_\_\_\_\_ %

6. ☐

Church, Government Entity, Nonprofit School, or Nonprofit Hospital (Circle type of organization).

7. ☒

Nonprofit Internal Revenue Code Section 501(c)(3) or 501(c)(4) Exempt Organization (must provide IRS authorized letter with this form).

8. ☒

Nonprofit Organization with an authorized letter issued by the Michigan Department of Treasury prior to June 1994 (must provide copy of letter with this form).

9. ☐

Rolling Stock purchased by an Interstate Motor Carrier.

10. ☐

Other (explain): \_\_\_\_\_

### SECTION 4: CERTIFICATION

I declare, under penalty of perjury, that the information on this certificate is true, that I have consulted the statutes, administrative rules and other sources of law applicable to my exemption, and that I have exercised reasonable care in assuring that my claim of exemption is valid under Michigan law. In the event this claim is disallowed, I accept full responsibility for the payment of tax, penalty and any accrued interest, including, if necessary, reimbursement to the vendor for tax and accrued interest.

Business Name

Burnette Baptist Church

Business Address

4358 West Warren

Business Telephone Number (include area code)

313-449-1528

Signature and Title

*Quentella Caldwell Byers*

Type of Business (see codes on page 2)

08

City, State, ZIP Code

Detroit, MI 48210

Name (Print or Type)

Quentella Caldwell Byers

Date Signed

6-3-2019



DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
NONPROFIT CORPORATION ANNUAL REPORT

13-03

2018



Due October 1, 2018

File Online at [www.michigan.gov/corpfonline](http://www.michigan.gov/corpfonline)

|  |   |
|--|---|
| Identification Number<br><b>802001519</b>  | Corporation name<br><b>BURNETTE BAPTIST CHURCH</b>  |
| Resident agent name and mailing address of the registered office<br><br><b>ROLAND A CALDWELL</b><br><b>4358 W WARREN</b><br><b>DETROIT, MI 48210</b> |   |
| The address of the registered office<br><br><b>4358 W WARREN</b><br><b>DETROIT, MI 48210</b>   | <p>RECEIVED</p> <p>AUG 15 2018 \$20</p> <p>LARA</p> |

If no change in the address of the registered office and/or resident agent proceed to Item 4.

|   |           |   |   |
|---|-----------|---|---|
| 1. Mailing address of registered office in Michigan if changed (may be a P.O. Box)  |           | 2. Resident Agent if changed  |   |
| 3. The address of the registered office in Michigan if changed (a P.O. Box may not be designated as the address of the registered office)   |           |   |   |
| 4. The purposes and general nature and kind of business in which the corporation engaged in during the year covered by this report:<br><i>Burnette, located on the West Side of Detroit, MI. A Physical - (see sheet of PAR)</i>  |           |   |   |
| 5. NAME and BUSINESS OR RESIDENCE ADDRESS   |           |   |   |
|   | President | <i>Roland A. Caldwell SR. 13524 Pinehurst</i>   |   |
| If different than President   | Secretary | <i>Quentin Boers 333 N. TRACY #1312 Royal Oak, MI 4806</i>  |   |
|   | Treasurer | <i>Theresa Humphrey 15530 Meadowbrook Rd. Redford MI 48239</i>  |   |
| If the corporation is a private foundation or formed to provide care to a dentally underserved population, check the following box.<br>If box is checked the board shall consist of 1 or more directors. The board of all other corporations shall consist of 3 or more directors. <input type="checkbox"/> |           |   |   |
| Required Director(s)  | Director  | <i>Roland A. Caldwell SR. Roland A. Caldwell</i>  |   |
|   | Director  | <i>Quentin Boers Quentin Boers</i>  |   |
|   | Director  | <i>Theresa Humphrey Theresa Humphrey</i>  |   |
| 6. Report due October 1, 2018.<br><b>Filing Fee \$20.00.</b>  |           | <p>File Online at <a href="http://www.michigan.gov/corpfonline">www.michigan.gov/corpfonline</a><br/>or mail your completed report with a check or money order payable to the State of Michigan.</p> <p>Return to : Corporations Division<br/>P.O. Box 30767<br/>Lansing, MI 48909<br/>(517) 241-6470</p> |   |
| Signature of authorized officer or agent<br><i>Roland Caldwell</i>  |           | Title<br><i>PASTOR</i>  | Date<br><i>8-18-18</i><br>Phone (Optional)<br><i>(313) 449-1528</i> |

Date:

Person to Contact:

Mr. Charles E. McLaughlin

Telephone Number:

(202)964-6197

Refer Reply to:

E:EO:O:R

Date:

February 17, 1976

Group Exemption Number:

38-1561623 1950 12 13 03  
BAPTIST STATE CONVENTION OF MICHIGAN  
AFFILIATED WITH THE SOUTHERN BAPTIST  
CONVENTION  
2619 CASS AVENUE  
DETROIT MI 48201

1950

Dear Officer or Trustee:

We are contacting all group central organizations because the 1975 Form 990 and instructions require each central organization and its subordinates to show their group exemption number (GEN) in Part I, item 18(b), of Form 990.

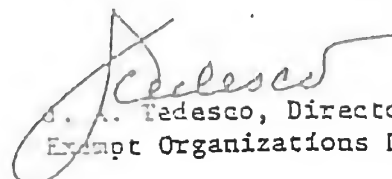
Your group exemption number is shown above. Please advise any of your subordinates that are required to file an annual information return, Form 990, to place your group exemption number on their return.

Church central organizations are not required to file an annual information return. However, any of their subordinates that do not qualify as "integrated auxiliaries" of a church are required to file an information return, Form 990, and should include on that return the appropriate group exemption number. We are preparing a proposed amendment to the Income Tax Regulations which will define an integrated auxiliary of a church. When that amendment is published, we will send an information copy to holders of group exemption rulings under section 501(c)(3) of the Internal Revenue Code. (Organizations exempt under other provisions will not receive a copy.)

If you have any questions, please contact the person whose name and telephone number are shown above.

Thank you for your help in this matter.

Sincerely yours,

  
J. A. Tedesco, Director  
Exempt Organizations Division

# US Treasury Department

## Internal Revenue Service

Washington, D.C. 20224

Date

AUG 23 1968

In reply refer to:

TMS:EO:R:2-WRM

Baptist State Convention of  
Michigan, affiliated with the  
Southern Baptist Convention  
2619 Cass Avenue  
Detroit, Michigan 48201

Gentlemen:

Based on the information supplied, we rule that you and your affiliated churches named on the group exemption roster you submitted are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code.

You and your affiliated churches are not required to file Federal income tax returns.

It will not be necessary for you and your affiliated churches to file the annual return of information, Form 990-A, generally required of organizations exempt under section 501(c)(3) of the Code, as you and your exempt affiliated churches come within the specific exceptions contained in section 6033(a) of the Code.

Donors may deduct contributions to you and your affiliated churches, as provided by section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to or for the use of you and your affiliated churches are deductible for Federal estate and gift tax purposes under sections 2055, 2106, and 2522 of the Code.

You and your affiliated churches, are not liable for Federal unemployment taxes. You and your affiliated churches are liable for social security taxes only if you and your affiliated churches have filed waiver of exemption certificates, as provided in the Federal Insurance Contributions Act. (Your District Director will be glad to tell you more about the latter point.)

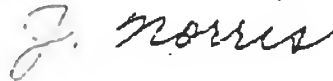
If you change your purposes, character, or method of operation, please let your District Director know, so that he may consider the effect on your exempt status. Also, please keep him informed of any changes in your name or address.

Baptist State Convention of Michigan, - 3 -  
affiliated with the Southern Baptist  
Convention

You should advise each of your exempt affiliated  
churches of the exemption and the pertinent provisions of  
this ruling.

We are notifying your District Director, Detroit, Michigan.

Very truly yours,

A handwritten signature in cursive script, appearing to read "J. Morris".

Acting Chief, Rulings Section  
Exempt Organizations Branch

## PASTOR'S BIO

(YEAR 2019)

Roland Arthur Caldwell was born July 21, in Detroit, MI. to the late Dr. James Allen & Rosie Lee Caldwell.

After dedicating his life to Christ @ an early age, Roland Arthur Caldwell accepted the call to preach at the age of 12, later licensed & ordained by his father Dr. James Allen Caldwell here in Detroit, who was Founder/Pastor of Burnette Baptist Church. Rev. Roland Caldwell served as youth Pastor for several years. He concurrently served as Youth Administrator for Tennessee Baptist Church here in Detroit under the direction of the late Pastor Napoleon.

As a teenager he was privileged to preach in pulpits of some of the most renowned pastors across the country. At the age of 21, his ministry led him to leave Detroit on a journey to Los Angeles. After 2 months there he opened a mission called Ever Faithful Ministry, following that he was called to Pastor New Starlight Missionary Baptist Church in Los Angeles & did so for 4 years.

At the request of his Father, he returned to Detroit to become Co-Pastor of his father's church, after a year & a half and with his father's blessing, Roland organized.

God's mission through Roland, as His vessel, is and was to seek and save those that are lost and introduce them to Christ.

Pastor Caldwell is a gifted preacher and teacher and throughout the years he has conducted countless revivals and ministered in hundreds of churches across the nation. I Chronicles 4:10 "Lord! Enlarge My Territory": The Lord, once again, granted his request and **enabled him to deliver the Invocation, to open The Senate Session in the State Capitol, Lansing Michigan.**

He has served as the founder & Senior Pastor of Burnette, as of this year, 2019, **THIRTY** Years. He's highly visible in the community; hosting tent meetings in the summer, neighborhood carnivals and doing street out-reach.

He has been recognized for his commitment to the community; received a Certificate of Achievement from the Wayne County Commissioner's Office, years 2002,2010.

Because of his longevity as a preacher/pastor and willingness to share his wisdom, Pastor Caldwell is sought by Pastors across the country to render advice & mentoring. Always excited to see others succeed and grow in Christ. He takes his responsibility as a man of God seriously and is dedicated to continuing his ministry in the Spirit of Excellence that God requires.

Through his vision & compassion for people, Burnette is a blessing to many through the Food Ministry, serving full course dinners Thanksgiving and Christmas, @ which time Food, Clothing and Coats are given.

He is the proud father of 3 biological children, Teela, Rolanda, Rev.Roland, Jr. – 2 stepped children, Cortney, Chasity, and grandchildren. He has many others he took under his wings as being their Father in Christ, the one they could call on.

Additional accomplishments & Involvements:

Was State Coordinator of the BM&E State Convention

Sat on the Bd. Of Directors of St. Adams Hospital, L.A. California

Organized a "March on Sin, Crack & Crime" 1988 in Detroit

A daily radio program from 1992 to 1997

Administrative Assistant to the late Doctor Claude Young of SCLC

Currently vice moderator of the Baptist State Convention of Michigan of Southern Baptist of our District

Successful Cable Television (Comcast) Broadcast entitled 'Talking with Caldwell Show' on which he endeavored to bring shakers & makers of our city, state and surrounding communities before the people and discuss general concerns. Influential personalities such as the Mayor of Southfield, Brenda Lawrence, Senator Hansen Clarke, Ken Crockrel, Senator Buzz Thomas, Holocaust survivors, Senator Martha Scott, Senator Coleman Young II, Wayne County Clerk Cathy Garrett, Detroit City Clerk, Janice Windfrey, Benny Napoleon, just to name a few.

Where there is No Vision the people perish and without doubt Pastor Caldwell is a visionary with the favor of God upon him.

Visualizing: Senior Citizen Day Care Center & presently planning to have a computer training program for seniors in the community.

Renovation of Sanctuary on Warren @ 28<sup>th</sup> St.

AND

A prayer tower & recreational Center in the community

### **EDUCATION**

Doctoral Degree Through Andersonville School of Theology.

**STATMENT OF THE CHURCH** 'A church that burns with heavenly fire and sinners are caught within a spiritual net inspired to do great works.' (Formerly Burnette

Inspirational YEAR 2017, BECAUSE OF UNWARRANTED CIRCUMSTANCES PASTOR CALDWELL  
CHANGED OUR NAME TO BURNETTE BAPTIST CHURCH)

### **PUROSE/MISSION**

Saving The Lost At All Cost! All Color, All culture, All people! Promote spirituality, diversity & unity within the community.

2019-06-05

909

909      *Petition of Burnette Baptist Church,  
request to install a secondary street  
sign at the intersection of Coner: W  
Warren @ 28th St. in Honor of Rev.  
Caldwell.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

CITY PLANNING COMMISSION    DPW - CITY  
ENGINEERING DIVISION  
LEGISLATIVE POLICY DIVISION    PLANNING AND  
DEVELOPMENT DEPARTMENT  
PUBLIC LIGHTING DEPARTMENT





Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

29

September 12, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of 2220 GRATIOT, LLC in the area of 2220 GRATIOT, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #897).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **2220 GRATIOT, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/AM

cc: S. Washington, Mayor's Office  
K. Trudeau, P&DD  
D. Rencher, HRD  
A. McLeod, HRD

**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

**WHEREAS, 2220 GRATIOT, LLC** has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

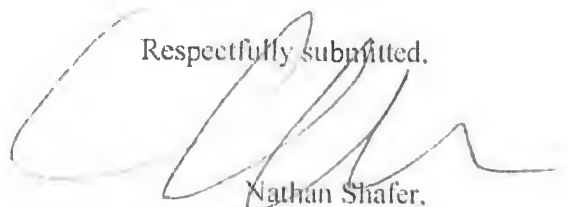
September 13, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: 2220 Gratiot, LLC

Please find attached an ***amended*** application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 2220 Gratiot Ave & 2228 Gratiot Ave, Detroit, MI 48207 (**RELATED TO PETITION #897**)

Respectfully submitted,



Nathan Shafer,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

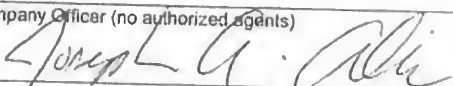
|  |  |   |
|--|--|---|
| Applicant (Company) Name (applicant must be the OWNER of the facility)<br>2220 Gratiot, LLC  |  |   |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)<br>875 Henrietta St. Birmingham, MI 48009  |  |   |
| Location of obsolete facility (No. and street, City, State, ZIP Code)<br>2220 Gratiot Ave., Detroit, MI 48207  |  |   |
| City, Township, Village (Indicate which)<br>City of Detroit  |  | County<br>Wayne   |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)<br>October 01, 2019  | Planned date of Completion of Rehabilitation (mm/dd/yyyy)<br>December 10, 2019 | School District where facility is located (include school code)<br>Detroit Public Schools |
| Estimated Cost of Rehabilitation<br>\$839,810.00   | Number of years exemption requested<br>12                                      | Attach Legal description of Obsolete Property on separate sheet                           |
| Expected project likelihood (check all that apply):<br><input checked="" type="checkbox"/> Increase Commercial activity<br><input checked="" type="checkbox"/> Create employment<br><input type="checkbox"/> Retain employment<br><input type="checkbox"/> Prevent a loss of employment<br><input type="checkbox"/> Revitalize urban areas<br><input type="checkbox"/> Increase number of residents in the community in which the facility is situated |  |   |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____   |  |   |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.<br><input checked="" type="checkbox"/>   |  |   |

### APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

|  |                                    |                                       |
|--|------------------------------------|---------------------------------------|
| Name of Company Officer (no authorized agents)<br>Joseph Ales  | Telephone Number<br>(248) 417-6516 | Fax Number<br>(248) 646-8825          |
| Mailing Address<br>875 Henrietta St Birmingham, MI 48009   |                                    | Email Address<br>jalestypes@yahoo.com |
| Signature of Company Officer (no authorized agents)<br> |                                    | Title<br>President                    |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

|           |                           |
|-----------|---------------------------|
| Signature | Date application received |
|-----------|---------------------------|

| FOR STATE TAX COMMISSION USE |               |           |
|------------------------------|---------------|-----------|
| Application Number           | Date Received | LUCI Code |

## LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

### PART 1: ACTION TAKEN

|   |           |             |
|---|-----------|-------------|
| Action Date: _____  |           |             |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) |           |             |
| <input type="checkbox"/> Denied   |           |             |
| Date District Established   | LUCI Code | School Code |

### PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

|  |   |
|--|---|
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |
|--|---|

### PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

| Taxable Value             |  | State Equalized Value (SEV)   |                                   |
|---------------------------|--|-------------------------------|-----------------------------------|
| Building(s)               |  |                               |                                   |
| Name of Governmental Unit |  | Date of Action on application | Date of Statement of Obsolescence |

### PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

|                         |                  |            |               |
|-------------------------|------------------|------------|---------------|
| Name of Clerk           | Clerk Signature  | Date       |               |
| Clerk's Mailing Address | City             | State      | ZIP Code      |
|                         | Telephone Number | Fax Number | Email Address |

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call 517-335-7491.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

**ATTACHMENT TO THE APPLICATION FOR OBSOLETE PROPERTY REHABILITATION  
EXEMPTION CERTIFICATE**

**2220 GRATIOT; DETROIT, MICHIGAN 48207**

General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage):

|                    |  |
|--------------------|--|
| Year Built:        | 1890 and Addition 1940's                     |
| Original Use:      | General store / Repair Shop                  |
| Most Recent Use:   | Storage / Obsolete since 1970's              |
| Number of Stories: | Two story (1890) One story Addition (1940's) |
| Square Footage:    | 4,618  |

General description of the proposed use of the rehabilitated facility:

The property use will be for eye exams and eye health care, including the sale of frames and prescription lenses, non-prescription sunglasses, contact lenses and accessories for glasses and contact lenses.

Description of the general nature and extent of the rehabilitation to be undertaken:

The general nature and extent of rehabilitation includes:

- Selective Demolition (complete interior, exterior wall removal for new entrance, dormers on second floor roof, etc.)
- Concrete Work (removal of current paving and new parking area repaving, along with paving of two empty lots to the north)
- Masonry (exterior tuckpointing, new entry ways into the building, etc.)
- Structure Steel and Joists
- Carpentry and Millwork
- Roofing
- Doors/Hardware and Glass/Glazing
- Drywall
- Tile/Wood Flooring
- Painting and Wallcovering
- Plumbing/HVAC/Electrical

**ATTACHMENT TO THE APPLICATION FOR OBSOLETE PROPERTY REHABILITATION  
EXEMPTION CERTIFICATE**

**2220 GRATIOT; DETROIT, MICHIGAN 48207**

A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility:

There will be no fixed building equipment.

A time schedule for undertaking and completing the rehabilitation of the facility:

|                  |   |
|------------------|---|
| Start Date:      | Immediately upon OPRA approval            |
| Completion Date: | Three months from rehabilitation start    |
| Opening Date:    | The month after rehabilitation completion |

A statement of the economic advantages expected from the exemption:

The exemption is needed to give the owners of the project time in which to start up their operation in Detroit and to provide on-going assistance in growing the company.

The Doctors are also working toward the expansion of the optical lab that will be on-site to include frame finishing and assembly in collaboration with an USA manufacturer and manufacturers in Italy, France, Germany and Hungary. The intention of using approximately 1,500 sq. ft. of the space at the subject for this lab is the increase in potential income which, ultimately would increase employment opportunities for the community.

Other advantages include:

- The introduction of an affordable optical practice in an area that is mostly poor and in need of such.
- The project will be an addition to the on-going development and planned development of the area, further providing incentive to new developers/companies thinking of returning/expanding into the City of Detroit.
- The addition of collected taxes from employees and sales at the site.

## ATTACHMENT A

---

### LEGAL DESCRIPTIONS

#### 2220 GRATIOT

S GRATIOT 4&3 EXC GRATIOT AVE AS WD BLK 37 PLAT OF PT PC 91 L1 P283 PLATS, W C R 9/43 67.19 IRREG

#### 2228 GRATIOT

S GRATIOT W 20 FT 5 W 20 FT 9 EXC GRATIOT AVE AS WD BLK 37 PLAT OF PT PC 91 L1 P283 PLATS, W C R 9/43 20.04 IRREG

#### 2234 GRATIOT

*ADM*  
~~S GRATIOT W 17.02 FT OF REAR 26 BLK 24 SUB OF PT OF JAMES CAMPAU FARM L2 P17 PLATS, W C R 9/16 E 10 FT 5 EXC GRATIOT AVE AS WD 8 E 10 FT OF 9 PLAT OF PT OF PC 91 L1 P283 PLATS, W C R 9/43 40.46 IRREG~~

#### 2240 GRATIOT

*ADM*  
~~S GRATIOT 25&26 EXC GRATIOT AVE AS WD & EXC TRANAG PART OF LOT 26 BG W 17.02 FT ON S LINE & 27.63 FT OF W LINE BLK 24 SUB OF PT OF JAMES CAMPAU FARM L2 P17 PLATS, W C R 9/17 BLK 37 PLAT OF PT OF PC 91 L1 P283 PLATS, W C R 9/43 101.88 IRREG~~



# City of Detroit

## CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

### INCENTIVE INFORMATION CHART:

| Project Type                       | Incentive Type | Investment Amount | District |
|------------------------------------|----------------|-------------------|----------|
| OPTOMETRY OFFICE<br>FRAME ASSEMBLY |                | 950,000 TOTAL     | 5        |

| Jobs Available |                  |               |                   |                   |                  |                |                                    |
|----------------|------------------|---------------|-------------------|-------------------|------------------|----------------|------------------------------------|
| Construction   |                  |               |                   | Post Construction |                  |                |                                    |
| Professional   | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional      | Non-Professional | Skilled Labor  | Non-Skilled Labor                  |
|                |                  |               |                   | 1<br>OPTOMETRIST  |                  | 2<br>OPTICIANS | Grounds Maintenance<br>1 part time |

• COMMITTED TO HIRING DETROIT RESIDENTS

• TO START: 2 OPTICIANS OR OPTICIAN/TECHS AND A DOCTOR OF OPTOMETRY  
EVENTUALLY

1. What is the plan for hiring Detroiters? • WITH FRAME ASSEMBLY WE MAY NEED 3 more employees  
• NEED PART TIME GROUNDS MAINTENANCE HELP.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

3. Will this development cause any relocation that will create new Detroit residents? Possibly.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? YES !!

5. When is construction slated to begin? BUILDING REHAB UPON COMPLETION OF OPRA PROCESS.

6. What is the expected completion date of construction? 10-12 WEEKS AFTER COMMENCEMENT OF RE-FURBISH BEGINS. (HOPEFULLY FALL 2019)

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.

② OPTICIANS/TECHS: KNOWLEDGEABLE ABOUT GLASSES, LENSES, FRAME ADJUSTMENT & REPAIR, PATIENT NEEDS, INSTRUMENTS AND TESTING RELATED TO EXAMS, CONTACT LENSES AND SOLUTIONS.

LAB OPTICIANS & ASSEMBLY: Rx lens cutting and processed (edging & insertion)  
• Frame assembly & construction  
• Frame Design (in future) w/ Related CNL software  
• Knowledge of entire frame manufacturing process (future)

# ANNUAL EMPLOYMENT REPORT

Current Daily Employment Before Abatement and Upon/After Abatement's Anniversary

Reporting Date: July 25, 2019

Applicant complete columns A thru D or E by job types for workers located only at facility/parcel under tax abatement. Detroit workers must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement to overall full time employment as stated in tax abatement agreement.

| <u>Job # &amp; Types</u><br>If a job below is not appropriate for abated location put NA in Column A | <u>A</u><br>Total #<br>All<br>Employees<br>Currently | <u>B</u><br>Total #<br>Detroit<br>Residents<br>Employed | <u>C</u><br>Percent<br>of DR<br>Employed | <u>D</u><br>Total #<br>Employees<br>Employer<br>Committed<br>To | <u>E</u><br>Annual<br>Deficit<br>or<br>Surplus |
|--|--|---|--|---|--|
| 1) Executives (owners)   | 2  | 0   | 0  | 2   |  |
| 2) Managers/Supervisors  | N/A  | N/A   | N/A                                      |   |  |
| 3) Professionals   |  |   |  | * 1   |  |
| 4) Technicians   |  |   |  | 2   |  |
| 5) Sales Workers   |  |   |  |   | 1  |
| 6) Office/Clerical   |  |   |  |   |  |
| 7) Craft Workers/Skilled   |  |   |  |   | * 1  |
| 8) Operatives Semi Skilled   |  |   |  |   |  |
| 9) Laborers Unskilled  |  |   |  |   | 3  |
| 10) Service Workers  |  |   |  |   |  |
| 11) Apprentices  |  |   |  |   |  |
| 12) Trainees   |  |   |  |   |  |
| Overall  | 2  | 1   |  | 3   | 4-5  |

\* estimations of staff needed initially and added surplus when  
The Annual # of Voluntary + Involuntary Separations =

Company: Ales and Page LLC dba OPTIK Detroit Frame assembly  
Parcel/Facility  
Address: 2220 Gratiot Ave Detroit MI 48207 commences as well.

Authorized Representative Print Joseph A. Ales

Title President Phone: (248) 417-6516

Signature Joseph A. Ales, Date July 23, 2019

HRD Below

Employer met or did not meet full time employee goals of agreement for the previous year.  
Yes No

HRD Staff: \_\_\_\_\_

# DETROIT RESIDENT ANNUAL HIRING REPORT

This Report Is Prior to Abatement Approval Dated: July 22, 2019 or  
Is for an Annual Anniversary Report Period From: \_\_\_\_\_ To: \_\_\_\_\_

Applicant complete columns A only or A thru D by job types for new hires located only at facility/parcel under tax abatement. Detroit resident employees must have verifiable ID & addresses on file with employer for review. This report evidences your commitment or achievement in new Detroit resident (DR) hiring.

| <u>Job # &amp; Types</u>  | <u>A</u><br># of DR's<br>Employer Is<br>Committed To<br>Employing | <u>B</u><br>Total #<br>New<br>Employees<br>Hired | <u>C</u><br>Total #<br>New<br>Detroit<br>Residents<br>Hired | <u>D</u><br>Actual New<br>DR Hiring<br>Percentage<br>Achieved<br>C/B | <u>HRD</u><br>Only |
|---|---|--|---|--|--------------------|
| If job below is not appropriate for location put NA in Column A |   |  |   |  |                    |
| 1) Executives   | 2   |  |   |  |                    |
| 2) Managers/Supervisors   |   |  |   |  |                    |
| 3) Professionals  |   |  |   |  |                    |
| 4) Technicians  |   |  |   |  |                    |
| 5) Sales Workers  |   |  |   |  |                    |
| 6) Office/Clerical  |   |  |   |  |                    |
| 7) Craft Workers/Skilled  |   |  |   |  |                    |
| 8) Operatives Semi Skilled                                      |   |  |   |  |                    |
| 9) Laborers Unskilled   |   |  |   |  |                    |
| 10) Service Workers   |   |  |   |  |                    |
| 11) Apprentices   |   |  |   |  |                    |
| 12) Trainees  |   |  |   |  |                    |
| Overall   | 2   |  |   |  |                    |

WE ARE COMMITTED TO 2 TECHNICIANS (OPTICIANS/TECHS) WHEN WE START UP. WHO WILL BE DETROIT RESIDENTS

Applicant agrees to use Good Faith Efforts to fulfill the initial New DR Hiring Goals (Column A) above throughout the term of tax abatement. Further it is agreed that any change in DR Hiring Goals must be agreed too and approved in advance by HRD to take effect.

Company: Ales and Page, LLC dba OPTIK Detroit  
Parcel/Facility Address: 2220 GRATIOT AVE DETROIT MI 48207

Authorized Representative Print: JOSEPH A. ALES

Title: PRESIDENT Phone: (248) 412-6516

Signature: Joseph A. Ales, Date: July 22, 2019

HRD Below

Approved

Further Explanation/Changes Needed Note Attached

HRD Director: \_\_\_\_\_

**Detroit Residents' Annual Employment Verification Report**  
(If No Detroit Residents write none)

Company: Ales and Page LLC

Page 1 of 1

List each DR currently employed these should equal total DR number given in the Annual Employment Report. Skip Hires/Separations Column Data  
Or

If an annual anniversary year is completed include each DR Hired/Separated & column data during past twelve months must be listed

Hire Sources: Indicate Only: Detroit Workforce Development (DWD), Trade Union (U) or Other (OT)

This report is used to verify Detroit resident ID & address during the annual site visit

| Employee's Name<br>(First Initial & Last<br>Name)                         | Job # | Detroit Street Address       | Zip | Hire<br>Date | Hire<br>Source | Separ.<br>Date |
|---|-------|------------------------------|-----|--------------|----------------|----------------|
| Answer All Columns as per Instructions & Maintain Copies for Your Records |       |                              |     |              |                |                |
|   |       | WE HAVE NO EMPLOYEES AS YET. |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |
|   |       |                              |     |              |                |                |

For organization's convenience a similar form can be made as long as the info is consistent with above!

Authorized By: Joseph A. Alu, Title: President Phone: (248) 417-6516

I, Joseph Ales, a Manager or Member of **2220 Gratiot, LLC**, a limited liability company (the "Company") **DO HEREBY CERTIFY** that I am a Manager or Member of the Company who has the authority to act as an agent of the Company in executing this Certificate of Authority. I further certify that the following individuals are Managers or Members of the Company who have the authority to execute and commit the Company to conditions, obligations, stipulations and undertakings contained in this Agreement between the City and the Company:

IN WITNESS THEREOF, I have set my hand this 26 day of July, 2019.

Joseph L. Allen  
Manager or Member



TO: Ashley McLeod, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 2220 Gratiot  
[Petition #897]  
DATE: August 19, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the issuance of a **certificate** for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2784), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Optik.

**Location and Project Proposal:** 2220 Gratiot; The project proposes to rehabilitate a one-story retail/warehouse building (approximately 0.30 acres) into a facility for eye exams and eye health care, including the sale of frames and prescription lenses, non-prescription sunglasses, contact lenses and accessories for glasses and contact lenses.

**Master Plan Interpretation:**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following Master Plan goals and/or policies of the Lower East Central neighborhood describe the following recommendations to support/advise project:

- Policy 4.1: Encourage high-density mixed-use development to replace obsolete commercial properties along Gratiot
- Policy 5.2: Continue to support neighborhood-servicing retail uses for the residential area north of Jefferson
- Policy 6.1: Along Jefferson and Gratiot, incorporate streetscape, landscape and signage improvements leading into the Central Business District

**The proposed development conforms to the Future General Land Use characteristics of the area.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Lower East Central; Map 4-4B



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

September 13, 2019

Katharine G. Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – 2200 Gratiot LLC**  
Property Address: 2220 Gratiot and 2228 Gratiot  
Parcel Numbers: 09001284. and 09001283.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the properties located at **2220 Gratiot and 2228 Gratiot** in the **McDougall Hunt** area in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**2220 Gratiot LLC** plans to rehabilitate the buildings for use for eye exams and eye healthcare, including the sale of frames and prescription lenses, non-prescription sunglasses, contact lenses and accessories for glasses and contact lenses. The one-story building at 2220 Gratiot is currently vacant and consists of 2,140 square feet of retail building area, built in 1915 and situated on .058 acres of land. The two-story building at 2228 Gratiot is currently vacant and consists of 2,685 square feet of mixed-use building area, built in 1915 and situated on .031 acres of land. Rehabilitation will include selective demolition for complete interior and exterior wall removal for new entrance, structure steel and joist work, dormers on second floor roof, new roof, carpentry and millwork, and new plumbing, HVAC and electrical.

The 2019 values are:

| Parcel #  | Address      | Building Assessed Value (SEV) | Building Taxable Value | Land Assessed Value (SEV) | Land Taxable Value |
|-----------|--------------|-------------------------------|------------------------|---------------------------|--------------------|
| 09001283. | 2228 Gratiot | \$ 17,700                     | \$ 17,700              | \$ 1,400                  | \$ 1,400           |
| 09001284. | 2220 Gratiot | \$ 11,600                     | \$ 11,600              | \$ 2,500                  | \$ 2,500           |

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition.

The project is expect to increase commercial activity and create employment.



Obsolete Property Rehabilitation Certificate  
2220 Gratiot LLC  
Page 2

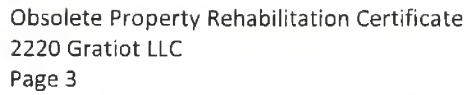
A field investigation indicated that the properties located at **2220 Gratiot and 2228 Gratiot** are eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





Legal Description: S GRATIOT 4&3 EXC GRATIOT AVE AS WD BLK 37 PLAT OF PT PC 91 L1 P283 PLATS, W C R 9/43 67.19 IRREG

Legal Description: S GRATIOT W 20 FT 5 W 20 FT 9 EXC GRATIOT AVE AS WD BLK 37 PLAT OF PT PC 91 L1 P283 PLATS, W C R 9/43 20.04 IRREG



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

30

September 11, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of CRAWFORD REAL ESTATE AND DEVELOPMENT HOLDINGS, LLC in the area of 6340 E. JEFFERSON Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #702).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **CRAWFORD REAL ESTATE AND DEVELOPMENT HOLDINGS, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D. Rencher", written over a horizontal line.

Donald Rencher  
Director

DR/AM

cc: S. Washington, Mayor's Office  
M. Cox, P&DD  
D. Rencher, HRD  
A. McLeod, HRD

**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

**WHEREAS, CRAWFORD REAL ESTATE AND DEVELOPMENT HOLDINGS, LLC** has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

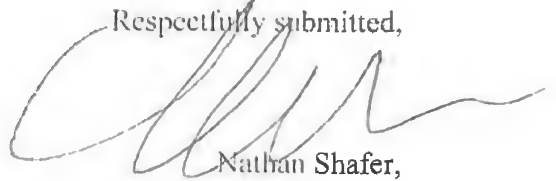
September 13, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Crawford Real Estate and Development Holdings LLC

Please find attached an ***amended*** application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 6340 E. Jefferson, Detroit, MI 48207  
**(RELATED TO PETITION #702)**

Respectfully submitted,



Nathan Shafer,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

|  |  |   |
|--|--|---|
| Applicant (Company) Name (applicant must be the OWNER of the facility)<br><b>Crawford Real Estate and Development Holdings LLC</b>   |  |   |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)<br><b>6340 E. Jefferson Ave., Detroit, MI, 48207</b>   |  |   |
| Location of obsolete facility (No. and street, City, State, ZIP Code)<br><b>6340 E. Jefferson Ave., Detroit, MI, 48207</b>   |  |   |
| City, Township, Village (indicate which)<br><b>Detroit</b>   |  | County<br><b>Wayne</b>  |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)<br><b>09/01/2019</b>   | Planned date of Completion of Rehabilitation (mm/dd/yyyy)<br><b>08/30/2021</b> | School District where facility is located (include school code)<br><b>82010</b> |
| Estimated Cost of Rehabilitation<br><b>\$500,000.00</b>  | Number of years exemption requested<br><b>12</b>                               | Attach Legal description of Obsolete Property on separate sheet                 |
| Expected project likelihood (check all that apply):<br><input checked="" type="checkbox"/> Increase Commercial activity <input checked="" type="checkbox"/> Retain employment <input checked="" type="checkbox"/> Revitalize urban areas<br><input checked="" type="checkbox"/> Create employment <input type="checkbox"/> Prevent a loss of employment <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |  |   |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____   |  |   |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.<br><input checked="" type="checkbox"/>   |  |   |

### APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

|   |   |   |
|---|---|---|
| Name of Company Officer (no authorized agents)<br><b>Sylvia L Crawford</b>    | Telephone Number<br><b>(313) 445-5236</b> | Fax Number  |
| Mailing Address<br><b>6340 E. Jefferson Ave.</b>                              |   | Email Address<br><b>credholdingsllc@gmail.com</b> |
| Signature of Company Officer (no authorized agents)<br><i>Sylvia Crawford</i> |   | Title<br><b>Chairperson</b>                       |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

|           |                           |
|-----------|---------------------------|
| Signature | Date application received |
|-----------|---------------------------|

| FOR STATE TAX COMMISSION USE |               |           |
|------------------------------|---------------|-----------|
| Application Number           | Date Received | LUCI Code |

## LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

### PART 1: ACTION TAKEN

|   |           |             |
|---|-----------|-------------|
| Action Date: _____  |           |             |
| <input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) |           |             |
| <input type="checkbox"/> Denied   |           |             |
| Date District Established   | LUCI Code | School Code |

### PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

|  |   |
|--|---|
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |
|--|---|

### PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

| Taxable Value             |                               | State Equalized Value (SEV)       |  |
|---------------------------|-------------------------------|-----------------------------------|--|
| Building(s)               |                               |                                   |  |
| Name of Governmental Unit | Date of Action on application | Date of Statement of Obsolescence |  |

### PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

|                         |                  |            |               |
|-------------------------|------------------|------------|---------------|
| Name of Clerk           | Clerk Signature  | Date       |               |
| Clerk's Mailing Address | City             | State      | ZIP Code      |
|                         | Telephone Number | Fax Number | Email Address |

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

August 27, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – Crawford Real Estate and Development Holdings LLC**

Property Address: 6340 East Jefferson

Parcel Number: 15000021.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **6340 East Jefferson** in the **Rivertown Warehouse** area of the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**Crawford Real Estate & Development Holdings LLC** plans to rehabilitate a 2-story vacant retail and apartment building with 5,678 square feet built in 1923 on .110 acres of land. The proposed project consists of renovating the building to include a retail storefront, co-working lounge and events space. The project will also involve the buildout of an administrative office and an outdoor terrace overlooking the Detroit River with views of Belle Isle and Mt. Elliott parks. Rehabilitation activities included repairing plumbing, new roof, new HVAC, updating electrical, installing new flooring, reconfiguring space and basement clean up/waterproofing.

The 2019 values are as follows:

| Parcel # | Address          | Assessed Value<br>(SEV) | Building<br>Taxable Value | Assessed Value<br>(SEV) | Land<br>Taxable Value |
|----------|------------------|-------------------------|---------------------------|-------------------------|-----------------------|
| 15000021 | 6340 E Jefferson | \$ 66,400               | \$ 16,020                 | \$ 6,600                | \$ 1,592              |

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition.

The property is located in **Rivertown Warehouse** area and is expected to increase commercial activity, create employment, retain employment and revitalize an urban area.

A field investigation indicated that the property located at **6340 East Jefferson** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation Certificate  
Crawford Real Estate and Development Holdings LLC  
Page 2

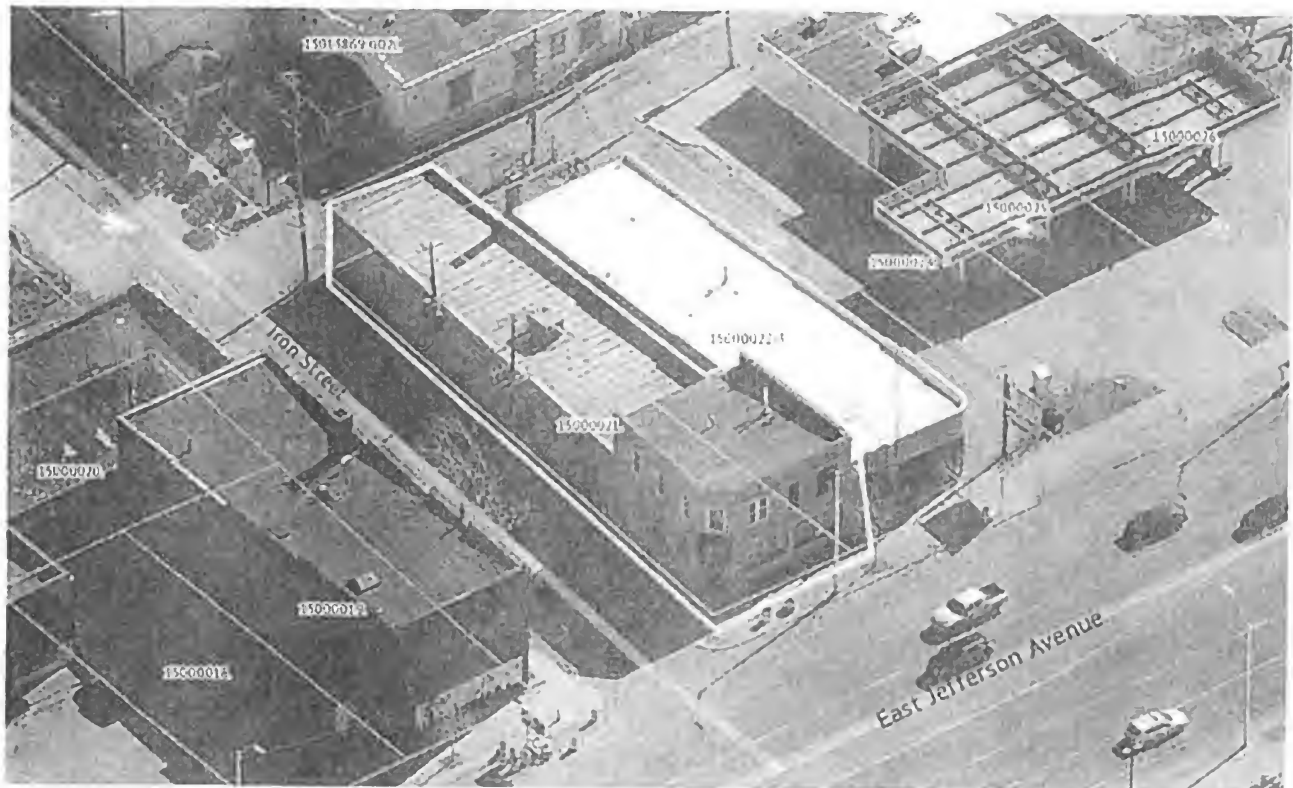
Property Address: 6340 E. Jefferson

Parcel Number: 15000021.

Property Owner: CRAWFORD REAL ESTATE & DEVELOPMENT HOLDINGS LLC

Legal Description: S JEFFERSON 3 BLK 2 SUB OF PT MELDRUM FARM L1 P109 PLATS, W C R 15/2 37 IRREG

The legal description on the petition for the PA 146 application matches the assessment roll.







TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 6340 E. Jefferson  
DATE: August 19, 2019  
CC: Maurice Cox, Director, Planning and Development  
Alexa Bush, PDD East, Planning and Development

In order to ensure that the issuance of a **certificate** for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2784), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Crawford Real Estate & Development Holdings LLC

**Location and Project Land Use Proposal:** 6340 E. Jefferson; To rehab existing structure and new construction segments to create a new multi-purpose complex to bolster existing business corridor and stimulate additional development along a stagnant section of East Riverfront District. The new complex seeking to include retail storefront, co-working lounge and events space. Project also seeks to include an administrative office and an outdoor space overlooking the Detroit River. One of the tenants of this structure will be "The Pro Shop", a Motor City Match business plan and design award grantee.

**Existing Site Information:** The existing 5,563 square foot structure was built in 1923 and housed an offset print shop, retail storefront, and two residential apartments. Through 2016, structure continued to house print shop, ladies clothing boutique and residential units were converted to house a barber shop and a women's hair salon. The structure is currently intact and is in need of internal and external repairs/upgrades.

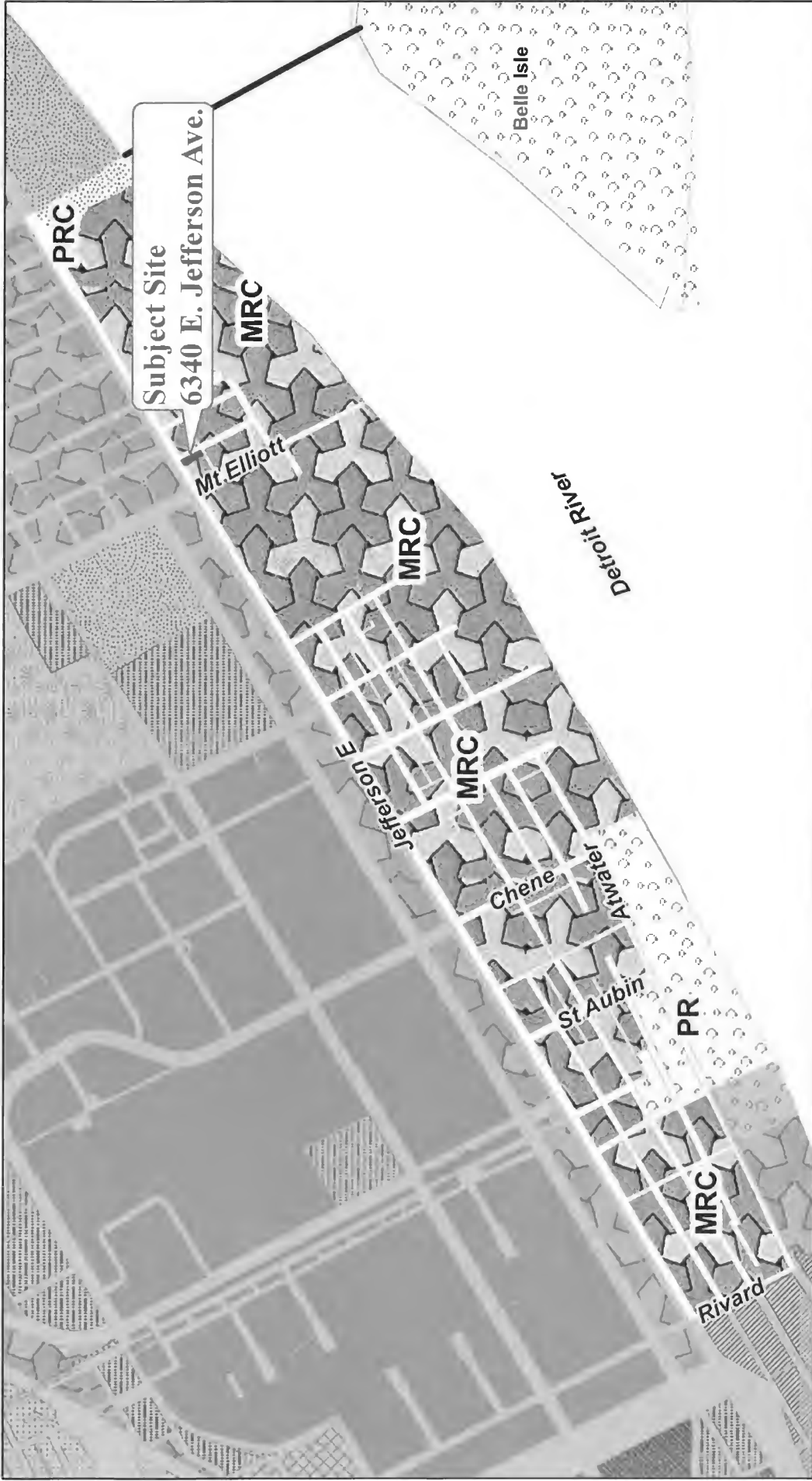
**Master Plan Interpretation --** The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city." The following policies of the Near East Riverfront neighborhood describe the following recommendations:

- Policy 1.1 – Develop the riverfront as a mixture of high-density residential and commercial uses preserving views and public access to open space along the riverfront
- Policy 4.1 – Develop neighborhood commercial nodes south of Jefferson with a mix of locally serving, small-scale businesses, entertainment related development, service establishments and civic space

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Near East Riverfront, Map 4-8B



**Map 4-8B**

**City of Detroit  
Master Plan of  
Policies**

## Neighborhood Cluster 4 Near East Riverfront



### Future Land Use

|  |  |  |  |
|--|--|--|--|
|  | Low Density Residential (RL)           |  | Distribution / Port Industrial (IDP)   |
|  | Low / Medium Density Residential (RLM) |  | Mixed - Residential / Commercial (MRC) |
|  | Medium Density Residential (RM)        |  | Mixed - Residential / Industrial (MRI) |
|  | High Density Residential (RH)          |  | Mixed - Town Center (MTC)              |
|  | Major Commercial (CM)                  |  | Recreation (PRC)                       |
|  | Retail Center (CRC)                    |  | Regional Park (PR)                     |
|  | Neighborhood Commercial (CN)           |  | Private Marina (PRM)                   |
|  | Thoroughfare Commercial (CT)           |  | Airport (AP)                           |
|  | Special Commercial (CS)                |  | Cemetery (CEM)                         |
|  | General Industrial (IG)                |  | Institutional (INST)                   |
|  | Light Industrial (IL)                  |  |  |



# City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

## **INCENTIVE INFORMATION CHART:**

| Project Type   | Incentive Type | Investment Amount | District |
|----------------|----------------|-------------------|----------|
| Rehabilitation | OPRA           | \$500,000         | 5        |

| Jobs Available |                  |               |                   |                   |                  |                |                   |
|----------------|------------------|---------------|-------------------|-------------------|------------------|----------------|-------------------|
| Construction   |                  |               |                   | Post Construction |                  |                |                   |
| Professional   | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional      | Non-Professional | Skilled Labor  | Non-Skilled Labor |
| 2              |                  | 1             |                   | 5                 |                  | 1 <del>X</del> |                   |

1. What is the plan for hiring Detroiters?
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
3. Will this development cause any relocation that will create new Detroit residents?
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
5. When is construction slated to begin?
6. What is the expected completion date of construction?

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.

SEE ADDENDUM ATTACHED.

**Addendum**  
**INCENTIVE INFORMATION CHART**

| <b><u>Project Type</u></b> | <b><u>Incentive Type</u></b> | <b><u>Investment Amt</u></b> | <b><u>District</u></b> |
|----------------------------|------------------------------|------------------------------|------------------------|
| Rehabilitation             | OPRA                         | \$500,000                    | 5                      |

**JOBS AVAILABLE**

**CONSTRUCTION JOBS**

PROFESSIONAL: 2

SKILLED LABOR: 1

**POST-CONSTRUCTION JOBS**

PROFESSIONAL: 5

SKILLED LABOR: 1

**COMMUNITY OUTREACH**

CRED has initiated several meetings with Rivertown businesses and residents to learn how to engage the community as a whole. This is how CRED team members learned of the Rivertown Detroit Association. This led to our attendance at a business owners training and open house hosted by Jefferson East Association. CRED also organized and hosted an Open House for East Rivertown residents and business owners to introduce our ourselves and our business to the community.

**RELOCATION OPPORTUNITY**

Two loft units will be restored on the upper level which will create space for two new Detroit households.

**CONSTRUCTION TIMELINE**

PLANNED START DATE: September 1, 2019

EXPECTED COMPLETION DATE: August 30, 2021

**PLAN FOR HIRING DETROITERS**

Crawford Real Estate and Development (CRED) Holdings LLC was founded and is family-owned and operated by the Crawford family, native Detroiters, long-time Detroit residents, DPS graduates, former city workers and Detroit-based business owners.

CRED founders have a long, well-documented history of doing business in the city of Detroit, contracting with and supporting other Detroit-based businesses and contributing to the quality of life for Detroit residents through their business ventures, charitable works and philanthropic contributions.

The Crawford family's hiring plan will continue along that path by hiring Detroit-based talent for pre-development and construction through post-construction services.

**Addendum**  
**INCENTIVE INFORMATION CHART**

CRED will rely on a vast network of resource companies, professional associations and municipal and state government agencies to identify and extend contracts to qualified Detroit-based businesses. CRED will leverage partnerships it has formed by winning grants through Motor City Match and undergoing business training with Tech Town and BUILD Institute. CRED also will utilize its growing network of Detroit business incubators, accelerators and coworking spaces to inform Detroit contractors about contractual opportunities. CRED also will engage business resource organizations like the National Business League and Metro Detroit Chamber of Commerce; professional associations like the Detroit Construction Connection and the Detroit Association of Realtors; and, municipal and state government offices like the Michigan Economic Development Corporation and the Detroit Economic Growth Corporation to connect with Detroit-based contractors.

CRED will engage neighborhood newsletters and community publications to publish job announcements and employment training opportunities. CRED will host and invite the community to attend a grand opening ceremony and from time-to-time a community open house wherein announcements will be made about resources available to the community, including job openings and job training programs. Local and state media outlets will be called upon to announce employment and job training opportunities available to Detroit residents. CRED will participate in Detroit-based job fairs hosted by community groups, civic organizations, churches, corporate interests and others seeking to help Detroit residents gain employment and training. CRED will participate in professional development training designed to help our organization improve upon our ability to attract, retain and enhance the skills of Detroit residents. CRED will consult the Detroit Employment Solutions Corporation and Michigan Works agency to announce employment opportunities and to identify and prepare Detroit residents to fill positions. CRED will also utilize online recruiting platforms to announce, attract and retain Detroit talent. CRED will utilize placement services for Detroit based business schools, colleges and universities to announce openings and acquire talent. CRED will participate in city and state initiatives, such as the Grow Detroit's Young Talent and Going Pro initiative to offer on-the-job training and local talent retention. CRED will also utilize both traditional and digital news and marketing platforms to announce both contractor bidding and employment opportunities. As a business incubator, we will help to startup and expand other companies which will create additional jobs.

**CONSTRUCTION JOBS**  
**PROFESSIONAL**

**PROJECT MANAGER**-Project management. Hire and manage contractors. Oversee and manage construction project. Lead application for licenses. Liaison to architectural, interior, graphics design firm. Manage Motor City Match award contract. Monitor compliance. Funding applications. Create, monitor and administer budget. Sales plan leader. Manage accounting personnel. Review accounting/quickbooks. Tax return review and sign-off, confirm tax payments. Review and amend contracts. Ensure

**Addendum**  
**INCENTIVE INFORMATION CHART**

compliance with City of Detroit Zoning and Permit regulations. Identify and secure financing for development plans.

Investor relations. Responsible for new business development.

Monitor accounts receivables/payables

With Sales Manager analyze sales volumes/and adjust product offerings

Review and make contract amendments

Supervise personnel and Independent Contractors

Verify compliance with City of Detroit Zoning and Permit regulations

**ADMINISTRATIVE ASSISTANT-**

Understand and master operation of all technical equipment: Cable TV, Audio sound system, microphone, heating and a/c, POS (point of sale and inventory) register, security cameras, coworking software, etc. and provide guidance as required.

Review Quickbooks (online bookkeeping system) daily. Verify and correct entries. Order reports as required.

Organize digital and physical records, design filing system and train personnel.

Maintain schedule for personnel and routine team business meetings. Prepare and circulate meeting agenda.

Disseminate sales calls and meeting requests.

Order/pick-up or arrange delivery of office supplies. Refill supply area as needed.

Monitor essential supplies and place reorders for business cards.

Input inventory upon arrival and monitor inventory management system

Monitor correspondence from all digital accounts, including social media, email, eventbrite and other sales and advertising platforms and distribute as appropriate

Maintain communication with security consultants

Practical knowledge Website operations to supervise consultants

Confirm repair service calls and serve as authorized officer

IT understanding and ability to hire and manage consultants

**CONSTRUCTION JOBS**  
**SKILLED LABOR**

**PROPERTY MANAGER/MAINTENANCE SUPERVISOR-**

Help to obtain building permits for planned renovations as coordinated through executive team

Groundskeeper

Survey exterior grounds daily. Clear property of litter, easily transportable debris

Schedule and supervise contractors as needed to perform property maintenance, including landscaping, hauling, janitorial, graffiti removal, mechanical installation and repairs to windows, electrical, heating & A/C, plumbing, security system, Internet, cable, etc .

Maintain safe & efficient building operations through routine testing and servicing of fire extinguishers, carbon monoxide alarms, security system, Internet, etc.

**Addendum**  
**INCENTIVE INFORMATION CHART**

Maintain contact with municipal departments to request and report matters related to garbage pick-up, illegal dumping, order regulatory equipment (ie dumpsters, recycling containers, etc.)

Security-work closely with executive team, consultants and vendors to select and install IT (internet technology) security systems to ensure highly secure and remote security monitoring and alarm systems.

Help to obtain building permits for planned renovations as coordinated through executive team

Schedule repair services

Manage repair service contractors, electrical, mechanical, plumbing, locksmiths, landscaping, snow removal, etc.

Schedule, host rental walk-thrus

**POST-CONSTRUCTION JOBS**  
**PROFESSIONAL**

**DIRECTOR OF OPERATIONS-**With ownership team create and execute business model, operating systems, protocols, methods, procedures, projections, budgets and timelines.

Project management.

Hire and manage staff and contractors.

Oversee construction, interior design and selection, purchase, delivery and installation of furnishings.

Identify and secure product offerings.

Lead application for Liquor License.

Architectural design.

Administer Motor City Match grant award activities.

Monitor compliance of all grants and funding programs.

Prepare and submit funding applications.

Create, monitor and administer budget.

With Executive Assistant and Sales Manager direct development of Marketing & Sales Plan.

With Ownership Team and Executive Assistant, identify management personnel and FTE professional skills needs.

Meet with Business Operations and Management team routinely.

Sales plan leader.

Manage accounting personnel. Review accounting/quickbooks. Tax return review and sign-off, confirm tax payments. Review and amend contracts.

Forecast all operational needs and activities.

Create Action Plan for building operations incorporating, expenses and overseeing budget.

Create Action Plan for business operations

Create Action Plan for Sales incorporating expenses and capturing revenue projections.

**EXECUTIVE ASSISTANT/ORGANIZATIONAL MANAGEMENT-**

**Addendum**  
**INCENTIVE INFORMATION CHART**

Works closely with the Director of Operations and assumes authority in the DOO absence.

Establish and present protocols. Serve as HR specialist- Work closely with executive team to establish and instill standard company operating and rental procedures for all personnel and rental customers. Work closely to incorporate into company business plan.

Payroll, timekeeping, summer employment, interns, etc.

Maintain communications between all personnel.

Maintain compliance

Supervise personnel and Independent Contractors

Assist with team communication/feedback

Team meetings, introductions, communicate assignments and responsibilities

Set work hours/schedules

Review and propose contract amendments

Supervise personnel and Independent Contractors

Monitor accounts receivables/payables

With Sales Manager analyze sales volumes/and adjust product offerings

Security team lead-Maintain communication with security consultants

Practical knowledge Website operations to supervise consultants

IT understanding and ability to hire and manage consultants

Confirm repair service calls and serve as authorized officer

Verify compliance with City of Detroit Zoning and Permit regulations

Team phone nos., emails, addresses and sensitive records

Manuals, procedures- oversight , reporting, payroll, etc.

Monitor accounts receivables/payables

With Sales Manager analyze sales volumes/and adjust product offerings

Working knowledge of IT needs

Security (shutters, keyed entrances, emergency exits, emergency kit (procedures)

Review and propose contract amendments

Assist contractors working on site

Assign sales leads and measure and monitor sales progress

Assess sales team's productivity and provide essential skill development and training

With DOP identify and apply for eligible funding programs and grants

Develop understanding and working knowledge of Quickbooks accounting (accounts payables/receivables, payroll, sales projections, cash flow) and POS and inventory programs to guide and oversee daily operations

Coordinate and advance college internship program

**ADMINISTRATIVE ASSISTANT/OFFICE MANAGER-**

Provide administrative support to Director and Executive Assistant

Customer service-Answer phone, distribute phone and walk-in messages, schedule appointments and follow up. Disseminate sales calls and meeting requests.

With property manager-daily office presentation-clean, orderly, signage

Understand and master operation of all technical equipment: Phone and voicemail operations, printer (scanning, faxing, copies, etc), cable TV, computer streaming, audio



**Addendum**  
**INCENTIVE INFORMATION CHART**

sound system (music operation), microphone, climate control (heating and a/c), POS (point of sale and inventory) register, security cameras, coworking software, etc. and provide guidance as required.

Review Quickbooks (online bookkeeping system) daily. Verify and correct entries. Order reports as required.

Organize digital and physical records, design filing system and train personnel.

Maintain schedule for personnel and routine team business meetings. Prepare and circulate meeting agenda.

Order/pick-up, arrange delivery of office supplies. Refill supplies as needed. Monitor inventory and place reorders as needed.

Monitor correspondence from all digital accounts, including social media, email, eventbrite and other sales and advertising platforms and distribute as appropriate

Coordinate deliveries

Provide administrative support to sales, marketing and other specialists

Assist with unpacking, organizing, filing, electronic/online account management

Assist with communications materials

Some lifting, sorting, collating, recording, preserving

As Store Manager-Input inventory upon arrival and monitor inventory management system

Collect and distribute incoming mail and deliver outgoing mail to post office daily

File and manage customer correspondence, contracts and other important documents

Gain proficient access to computer database comprising rental schedules, input customer profile, events needs (history) etc.

Obtain sufficient knowledge of customer's desired vision for event rental to input in customer database or otherwise relate to executive team, consultants, independent contractors retained to provide customer support.

Other related duties as assigned

**ADMINISTRATIVE/ I.T. SUPPORT SPECIALIST-**

Understand and master operation of all technical equipment: Phone and voicemail operations, printer (scanning, faxing, copies, etc), cable TV, computer streaming, audio sound system (music operation), microphone, climate control (heating and a/c), POS (point of sale and inventory) register, security cameras, coworking software, etc. and provide guidance as required.

Security cameras

Ring Security System- operation, update, monitor

Cable TV, smart technology

Telephone system operation systems and wireless

Operation of Sonos audio sound system and microphone operation

Internet security

POS system

Printer set up, operation, scanning

Cyber security

Other related duties as assigned

**SALES MANAGER-BUSINESS DEVELOPMENT**

**Addendum**  
**INCENTIVE INFORMATION CHART**

Marketing and business development  
Manage all brands  
Lead website development and original and ongoing population of content  
Lead in the creation of annual and multi-year Sales Plan with sales and revenue projections consistent with company's overall Business Plan and model. Identify target markets. Lead creation of marketing collateral, distribution channels, networking targets, business pitch training opportunities, lead in developing pitch decks, talks and presentations  
Preserve, protect and reinforce brand  
Brand Placement, Brand event sales, Brand merchandise, Brand sponsorships  
Signage, landscaping, permits, transformers, dumping, dumpsters  
Security, procedures, customer service/relationships/incentives, experience  
First impression from curb, front door, customer reception, cleanliness, restrooms  
Project Manager Execute CRED-related client events  
With Store Manager monitor product inventory and notify store manager of restocking needs  
With Store Manager and in accordance with budget, place re-orders and restock as needed  
Manage Event Experience Team  
Manage and assign sales/account executive staff  
Oversee promotional and events marketing and sales of space for events, pop-ups, meetings and workspace  
Get to know key meeting and events planners representing organizations, companies . . .  
Get to know key events hosts, influencers and promoters  
Subscribe to all events planning and activity calendars  
Develop account sales leads and follow through  
Host walk-thrus  
Execute sales plan with leads  
Attend networking events  
Identify and attend targeted events  
Promote products via marketing plan/tools  
Make and return sales calls  
Utilize social media platforms and all digital marketing tools to create leads and close sales  
Execute CRED-related client events  
Respond to incoming phone and online rental space requests. Assign. Schedule showings for event rental requests.  
Prepare customer and sales reports as needed for use by business development and executive team  
Attend professional development workshops, seminars, career enhancement training as needed  
Working knowledge, access and use of records and file management system  
Corporate sales  
Community organizations  
Partnerships and collaborations

**Addendum**  
**INCENTIVE INFORMATION CHART**

Execute CRED-related client events

**POST-CONSTRUCTION JOBS**  
**SKILLED LABOR**

**PROPERTY MANAGER/MAINTENANCE SUPERVISOR-**

Help to obtain building permits for planned renovations as coordinated through executive team

Groundskeeper, landscaping

Survey exterior grounds daily. Clear property of litter, easily transportable debris

Schedule and supervise contractors as needed to perform property maintenance, including landscaping, hauling, janitorial, graffiti removal, mechanical installation and repairs to windows, electrical, heating & A/C, plumbing, security system, Internet, cable, etc .

Maintain safe & efficient building operations through routine testing and servicing of fire extinguishers, carbon monoxide alarms, security system, Internet, etc.

Maintain contact with municipal departments to request and report matters related to garbage pick-up, illegal dumping, order regulatory equipment (ie dumpsters, recycling containers, etc.)

Security-work closely with executive team, consultants and vendors to select and install IT (internet technology) security systems to ensure highly secure and remote security monitoring and alarm systems.

Help to obtain building permits for planned renovations as coordinated through executive team

Schedule repair services

Manage repair service contractors, electrical, mechanical, plumbing, locksmiths, landscaping, snow removal, etc. .

Maintain security shutters

Minimize and remove graffiti

**LIMITED LIABILITY COMPANY  
CERTIFICATE OF AUTHORITY**

I, Sylvia Crawford, a Manager or Member of CRED Holdings \*, a limited liability company (the "Company") **DO HEREBY CERTIFY** that I am a Manager or Member of the Company who has the authority to act as an agent of the Company in executing this Certificate of Authority. I further certify that the following individuals are Managers or Members of the Company who have the authority to execute and commit the Company to conditions, obligations, stipulations and undertakings contained in this Agreement between the City and the Company:

Jordan L. Crawford  
Joseph R. Crawford II  
Talen D. Crawford  
Joseph R. Crawford, Sr.

**FURTHER, I CERTIFY** that all necessary approvals by the Managers or Members of the Agreement have been obtained with respect to the execution of said Agreement, which is for a One Hundred twenty (120) month term Commercial Rehabilitation Exemption Certificate.

**IN WITNESS THEREOF**, I have set my hand this 11 day of September, 2019.

CORPORATE SEAL  
(if any)

  
\_\_\_\_\_  
Manager or Member



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

September 11, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of Mitten Capital, LLC in the area of 6432 Woodward, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 720).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **Mitten Capital, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher

Director

CITY CLERK 2019 SEP 18 PM 0:25

DR/vf

cc: S. Washington, Mayor's Office  
K. Trudeau, P&DD  
D. Rencher, HRD  
V. Farley, HRD  
A. Hill, HRD

**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

**WHEREAS, (APPLICANT)** has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

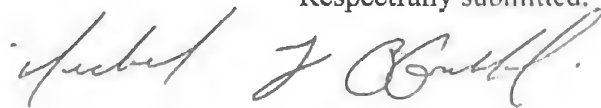
July 23, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Mitten Capital, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 6432 Woodward Ave, Detroit, MI, 48202.  
**(RELATED TO PETITION #720)**

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk  
Office of the City Clerk

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

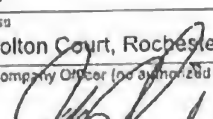
|   |  |  |  |  |  |   |   |  |
|---|--|--|--|--|--|---|---|--|
| Applicant (Company) Name (applicant must be the OWNER of the facility)<br><b>Mitten Capital, LLC</b>  |  |  |  |  |  |   |   |  |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)<br><b>5480 Carrollton Court, Rochester Hills, MI, 48307</b>   |  |  |  |  |  |   |   |  |
| Location of obsolete facility (No. and street, City, State, ZIP Code)<br><b>6432 Woodward Avenue, Detroit, MI 48202</b>   |  |  |  |  |  |   |   |  |
| City, Township, Village (indicate which)<br><b>City of Detroit</b>  |  | County<br><b>Wayne County</b>  |  |  |  |   |   |  |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)<br><b>Approx. 10/01/2019</b>  | Planned date of Completion of Rehabilitation (mm/dd/yyyy)<br><b>05/15/2020</b> | School District where facility is located (include school code)<br><b>82010</b>                          |  |  |  |   |   |  |
| Estimated Cost of Rehabilitation<br><b>\$600,000.00</b>   | Number of years exemption requested<br><b>12</b>                               | Attach Legal description of Obsolete Property on separate sheet  |  |  |  |   |   |  |
| Expected project likelihood (check all that apply):<br><table border="0"><tr><td><input checked="" type="checkbox"/> Increase Commercial activity</td><td><input type="checkbox"/> Retain employment</td><td><input checked="" type="checkbox"/> Revitalize urban areas</td></tr><tr><td><input checked="" type="checkbox"/> Create employment</td><td><input type="checkbox"/> Prevent a loss of employment</td><td><input type="checkbox"/> Increase number of residents in the community in which the facility is situated</td></tr></table> |  |  | <input checked="" type="checkbox"/> Increase Commercial activity | <input type="checkbox"/> Retain employment | <input checked="" type="checkbox"/> Revitalize urban areas | <input checked="" type="checkbox"/> Create employment | <input type="checkbox"/> Prevent a loss of employment | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| <input checked="" type="checkbox"/> Increase Commercial activity  | <input type="checkbox"/> Retain employment                                     | <input checked="" type="checkbox"/> Revitalize urban areas   |  |  |  |   |   |  |
| <input checked="" type="checkbox"/> Create employment   | <input type="checkbox"/> Prevent a loss of employment                          | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |  |  |  |   |   |  |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <b>0</b>   |  |  |  |  |  |   |   |  |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.<br><div style="text-align: center;"><input checked="" type="checkbox"/></div>   |  |  |  |  |  |   |   |  |

### APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

|  |  |            |
|--|--|------------|
| Name of Company Officer (no authorized agents)<br><b>Jeff Tripoli</b>  | Telephone Number<br><b>(248) 616-6471</b>    | Fax Number |
| Mailing Address<br><b>5480 Carrollton Court, Rochester Hills, MI 48307</b>   | Email Address<br><b>Jeff.tripoli@rrd.com</b> |            |
| Signature of Company Officer (no authorized agents)<br> | Title<br><b>Owner</b>                        |            |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

|           |                           |
|-----------|---------------------------|
| Signature | Date application received |
|-----------|---------------------------|

| FOR STATE TAX COMMISSION USE |               |           |
|------------------------------|---------------|-----------|
| Application Number           | Date Received | LUCI Ccd# |



**LOCAL GOVERNMENT ACTION**

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

**PART 1: ACTION TAKEN**

|  |           |             |
|--|-----------|-------------|
| Action Date: _____   |           |             |
| Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) |           |             |
| <input type="checkbox"/> Denied  |           |             |
| Date District Established  | LUCI Code | School Code |

**PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)**

|  |   |
|--|---|
| <p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p> | <p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p> |
|--|---|

**PART 3: ASSESSOR RECOMMENDATIONS**

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

| Building(s)               | Taxable Value                 | State Equalized Value (SEV)       |
|---------------------------|-------------------------------|-----------------------------------|
| Name of Governmental Unit | Date of Action on application | Date of Statement of Obsolescence |

**PART 4: CLERK CERTIFICATION**

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

|                         |                  |               |
|-------------------------|------------------|---------------|
| Name of Clerk           | Clerk Signature  | Date          |
| Clerk's Mailing Address | City             | State         |
|                         | Telephone Number | Fax Number    |
|                         |                  | ZIP Code      |
|                         |                  | Email Address |

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



**July 15, 2019**

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)  
Exemption Certificate at 6432 Woodward Avenue, Detroit, Michigan 48202 for  
Mitten Capital, LLC**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) Exemption Certificate for the property located at 6432 Woodward Avenue, Detroit, Michigan 48202, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, Mitten Capital, LLC.

#### **Company and Project Synopsis**

The goal of Mitten Capital, LLC (the Developer) is to invest and to develop within Detroit. Like many lifelong residents, I am very encouraged by the recently surge in activity in Detroit and am passionate about participating in the development and collaborating about the future of our great city. I will work to ensure that we engage with the community to develop areas that are consistent with other developments in the area. The first acquisition/project is the former Detroit Hardware building.

I have been a life-long Metro-Detroit resident who was born in Warren, MI in 1974. After attending public school in Metro Detroit, I pursued my bachelor's degree in marketing from Michigan State University. After receiving my degree in 1997, I immediately started working in the Detroit area as a Sales and Marketing Representative with a large marketing and printing company, RR Donnelley. I have spent the last 21 years crafting and executing marketing strategies for the Domestic OEM Automotive Companies, Ford, GM and FCA. In addition to my Sales and Marketing career, I have started a few independent enterprises. These include; own and operate 3 Jet's Pizza Franchises operating as Tripoli Oven LLC, construction and development in various areas around the US as Tripoli Construction LLC, and more recently founded Mitten Capital LLC in 2018.

The proposed Obsolete Property Rehabilitation Exemption Certificate ("Certificate") is being requested for the property located in the New Center neighborhood of Detroit, one mile northeast of the Art Center District. The Property contains a single approximately 0.085 acre parcel at 6432 Woodward Avenue and is bounded by Woodward Avenue to the south, East Milwaukee Avenue to the west, the East Milwaukee Avenue alley to the north, and the property line to the east. The Q Line is also extremely assessable as there is a stop directly in front of the building. The property is occupied by a 2-story commercial building totaling approximately 5,600

***Request for Establishment of an Obsolete Property Rehabilitation Exemption Certificate at  
6432 Woodward Avenue, Detroit, MI 48202  
for Mitten Capital, LLC***

square feet. Purchased in May of 2018, the building primarily served as the Detroit Hardware Company. Extensive repairs are required to bring the building up to electrical code and meet the future use requirements.

The current building at 6432 Woodward will be renovated into a fine dining restaurant which will feature modern, décor and exposed brick walls.

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, a partial new roof, new flooring on the first floor, and foundation repairs in the basement. The structure will also be brought up to code per ADA and fire requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.

**The Necessity for Tax Relief**

Substantial investment is necessary to rehabilitate the property into a viable, long-term development. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation Exemption Certificate, and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by Mitten Capital members as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and a future tenant, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 15 construction jobs and 25 full-time equivalent (FTE) job associated with the ongoing management and service for the proposed restaurant development.

**PA 146 Request**

A 12-year abatement is being requested.

**Economic Advantages of the Rehabilitation**

Upon completion, the Development will return an obsolete property to productive use and will increase foot traffic and density in an area that has suffered disinvestment over the years. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along Woodward Avenue, East Milwaukee Avenue, and the surrounding neighborhoods and provide spinoff consumer spending.

The granting of the Obsolete Property Rehabilitation Exemption Certificate will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 15 construction jobs will be created. The Developer is making strides to hire Detroit-based contractors that they have used and to ensure Detroit-based contractors and/or residents can benefit from the redevelopment.

***Request for Establishment of an Obsolete Property Rehabilitation Exemption Certificate at  
6432 Woodward Avenue, Detroit, MI 48202  
for Mitten Capital, LLC***

Upon successful redevelopment, the proposed Development will create approximately 25 full-time equivalent (FTE) job related to the management and service of the property. This new job creation will generate increased income taxes for the City of Detroit.

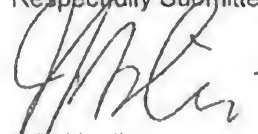
Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue.

**Closing**

I have had successful experience in commercial/retail investments and have reached out to businesses located in the community and have garnered positive feedback.

Mitten Capital is looking forward to pursuing this redevelopment and creating a community space in Detroit's New Center Neighborhood.

Respectfully Submitted,



Jeff Tripoli  
Owner  
Mitten Capital, LLC  
[jeff.tripoli@rrd.com](mailto:jeff.tripoli@rrd.com)

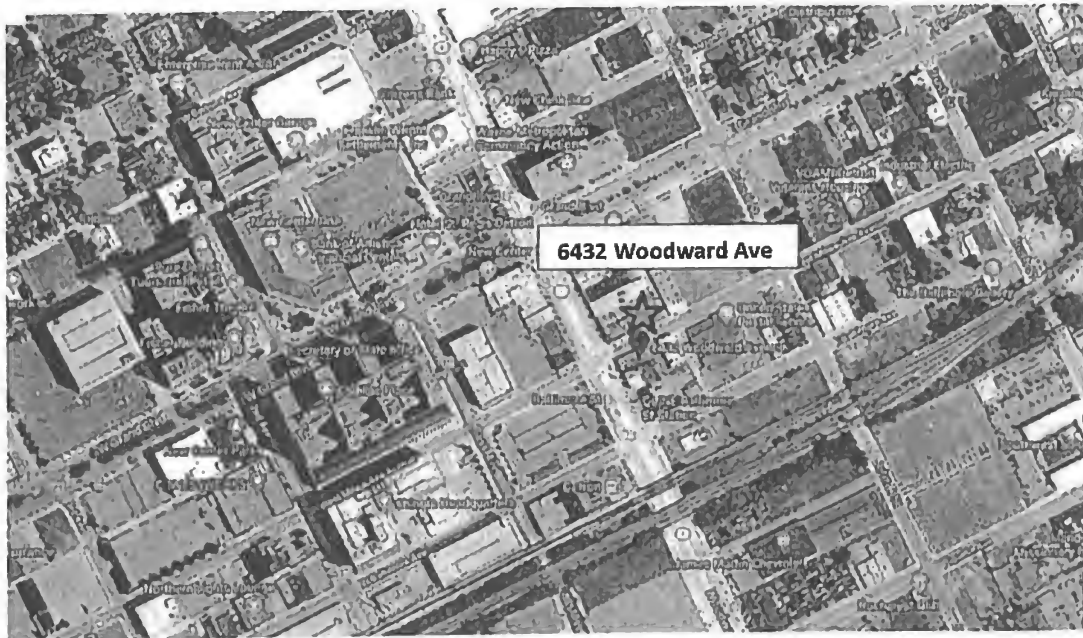
Attachment A: Detailed Project Description  
Attachment B: Parcel Map  
Attachment C: Incentive Information Chart  
Attachment D: Support Letters

**Attachment A**

**Detailed Project Description**

## General Description

The proposed Obsolete Property Rehabilitation Act Exemption Certificate is being requested for the property located in the New Center neighborhood of Detroit, one mile northeast of the Art Center District. The Property contains a single approximately 0.085 acre parcel at 6432 Woodward Avenue and is loosely bounded by Woodward Avenue to the south, East Milwaukee Avenue to the west, the East Milwaukee Avenue alley to the north, and the property line to the east. The Q Line street car has a stop directly in front of the property, which connects to Midtown and Downtown Detroit. The property is outlined in the map below.



The property was historically occupied by Detroit Hardware Company since 1924. The property has been vacant since 2018.

The proposed project currently consists of a complete building rehabilitation to create a fine dining restaurant. New entry drives and surface parking lots will also be created.

The associated address and parcel identification number can be found below and a copy of the corresponding legal description can be found at the end of this attachment.

## **Description of Proposed Use**

The proposed project will create redevelopment an area of New Center that has suffered disinvestment. Mitten Capital will rehabilitate the current 5,600 square foot building into a fine dining restaurant. The proposed development will include two dining rooms, one on each floor. The restaurant will highlight the building's turn of the century details which include beautiful trim work, a decorative ceiling on the second floor, and a well-built wooden stair case. These historic features will be accentuated with modern décor and exposed brick walls.

An additional adjacent lot has also been purchased by the development team and will be cleared and developed with surface parking to service guests.

## **Nature and Extent of the Rehabilitation**

Significant investment is required to make the building fit for occupancy. As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new HVAC units, a partial new roof, new flooring on the first floor, and foundation repairs in the basement. Additionally, the façade will need to be repaired in such a way to honor the building's historic appearance. The structure will also be brought up to code per ADA and Fire Department requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.



The Development will create restaurant space for Detroiters which will encourage locals and tourists alike to populate the New Center neighborhood. Developments such as this are crucial to attracting investment in areas that have been slower to receive investment than those neighborhoods further south such as Midtown and Downtown.

Mitten Capital LLC intends to apply for a 12-year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

## **Descriptive List of the Fixed Building Equipment/Renovations**

Renovations and new fixed building equipment and materials for the project include;

- Mechanical; plumbing and HVAC
- Electrical; increase size of panel, increase feed
- Structural; support in basement
- Masonry; restore façade
- Finishes; Replace and restore hardwood flooring, replace exterior and interior plaster
- Roofing; replace upper roof

Total construction hard cost investment is estimated at approximately \$600,000.

## **Time Schedule**

Construction activities are anticipated to commence in 2019. Construction completion is anticipated for late 2019 through 2<sup>nd</sup> quarter 2020.

## **Statement of Economic Advantages**

The proposed Development will bring needed investment to Detroit's New Center neighborhood. Activation of this property will spur further growth and infill development, and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Woodward Avenue and the surrounding neighborhoods and provide spinoff consumer spending in New Center.

The granting of the Certificate will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs consumer spending that the project will create.

On a short-term basis approximately 15 construction jobs will be created. The Developer is making strides to hire Detroit-based contractors that they have used and to ensure Detroit-based contractors and/or residents can benefit from the redevelopment. The Developer has also reached out to Midtown Detroit Inc. with whom they have a working relationship with to inquire about providing references for other Detroit based trades that could provide services for this development. Programs such as the D2D and Skilled Trades meetings will be utilized as needed.

On a long-term basis the proposed redevelopment associated with the District will create approximately 25 full-time equivalent (FTE) jobs.

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster community along Woodward Avenue in New Center.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.



### Legal Description

Parcel Number: 01004281

Address: 6432 Woodward Avenue (identified as 6430 Woodward Avenue)

Acres: 0.085

#### Legal Description:

E WOODWARD N 30.50 FT OF W 100 FT 8 EXC S 0.50 FT OF E 46 FT S 6.37 FT ON W LINE  
BG S 6.24 FT ON E LINE OF W 100 FT 9PATRICK MC GINNIS L4 P93  
PLATS, W C R 1/97 36.87 IRREG

## **Attachment B**

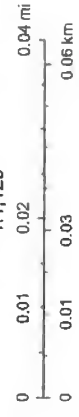
### **Parcel Map**

# Parcel Map



December 19, 2018

1:1,128



SEMCOG, Esri Canada, Esri, HERE, Garmin, INCREMENT P  
USGS, EPA, USDA, AAFIC, NRCan

## **Attachment C**

### **Incentive Information Chart**

**INCENTIVE INFORMATION CHART:**

| Project Type | Incentive Type | Investment Amount   | District                |
|--------------|----------------|---|-------------------------|
| Commercial   | PA 146 - OPRA  | \$600,000 (hard cost)<br>\$1.7 Million (total investment) | New Center Neighborhood |

| Jobs Available |                  |               |                   |              |                  |                   |
|----------------|------------------|---------------|-------------------|--------------|------------------|-------------------|
| Construction   |                  |               | Post Construction |              |                  |                   |
| Professional   | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional | Non-Professional | Non-Skilled Labor |
|                |                  | 15            | 0                 |              | 25               |                   |
|                |                  |               |                   |              |                  |                   |

**1. What is the plan for hiring Detroiters?**

The developer has reached out to Midtown Detroit Inc. who they have a working relationship with to inquire about providing references for other Detroit based trades that could provide services for this development. See below for detailed listing of jobs that will be created.

**2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.**

It is anticipated that 25 full-time equivalent (FTE) permanent jobs associated with the restaurant tenant. Approximately 15 construction jobs are anticipated for the following:

- Mechanical; plumbing and HVAC
- Electrical
- Structural

- Masonry
- Finishes
- Roofing

**3. Will this development cause any relocation that will create new Detroit residents?**

There are no current residents at the subject property that will need to be relocated as a result of this development.

**4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?**

The developer has received and garnered strong support from Midtown Inc. and local businesses.

**5. When is construction slated to begin?**

Construction is slated to commence in October / November 2019.

**6. What is the expected completion date of construction?**

Construction completion is anticipated to take 6-12 months and be complete approx. end of 2<sup>nd</sup> quarter of 2020.

## **Attachment D**

### **Support Letters**



February 14, 2019

Jeffrey Tripoli  
32031 Townley  
Madison Heights, MI 48072

RE: 6432 Woodward OPRA

Dear Jeffrey,

On behalf of Midtown Detroit, Inc. (MDI), I am pleased to support the project at 6432 Woodward and your request for an OPRA. As the non-profit community and economic development organization for New Center, preserving property in this district is important to establishing a connected street wall and increasing density adjacent to the M1 Rail line.

The proposed project will provide significant investment in a vacant storefront that is in need of interior and exterior upgrades. New Center for decades has had minimal food and beverage options. Renovating and converting this property into a new restaurant will bring online a needed amenity for the neighborhood.

Just a block north, MDI recently acquired an 80,000SF portfolio of property along Woodward. Currently seven storefronts are under renovation and another three will be underway later this year. The investment being made by you and your team aligns with our efforts to preserve the character and fabric of the New Center district and provide space to local entrepreneurs.

MDI is extremely supportive of additional investment in this neighborhood and working with you and your team.

Sincerely,

A handwritten signature in dark ink, appearing to read "Susan T. Mosey", written in a cursive style.

Susan T. Mosey  
Executive Director  
Midtown Detroit, Inc.



**February 21, 2019**

To Whom It May Concern:

As a local developer of residential, office, and mixed-use properties throughout the New Center area and Woodward corridor, The Platform LLC would like to pledge its support for the proposed redevelopment of the former Detroit Hardware Company site located at 6432 Woodward Avenue, Detroit MI.

Activation of vacant storefronts and the repositioning of architecturally significant buildings in the City of Detroit not only adds to the vibrancy of neighborhoods, it also stimulates additional investments into blighted and underutilized commercial corridors. The addition of the proposed food and beverage operation will stimulate more walkability along Woodward Avenue and compliment the phased work we are undertaking on Baltimore Station Phases 1 & 2, located in close proximity to the subject property.

We believe that additional restaurant and retail users will also provide increased hiring opportunities for local New Center residents. We are happy to support the increased revitalization of the corridor and look forward to working with our neighbors to build capacity and opportunities for local Detroiters.

The Platform is a real estate development company that was established in 2016, following the acquisition of the Detroit's iconic Fisher Building. With more than 60 years of collective real estate experience in Detroit and other markets, we made a conscious decision to build a platform that would contribute to the resurgence of the city.

Thank you,



Dietrich A. Knoer  
President & CEO  
The Platform LLC



February 14, 2019

Jeffrey Tripoli  
32031 Townley  
Madison Heights, MI 48072

RE: 6432 Woodward OPRA

Dear Jeffrey,

On behalf of Midtown Detroit, Inc. (MDI), I am pleased to support the project at 6432 Woodward and your request for an OPRA. As the non-profit community and economic development organization for New Center, preserving property in this district is important to establishing a connected street wall and increasing density adjacent to the M1 Rail line.

The proposed project will provide significant investment in a vacant storefront that is in need of interior and exterior upgrades. New Center for decades has had minimal food and beverage options. Renovating and converting this property into a new restaurant will bring online a needed amenity for the neighborhood.

Just a block north, MDI recently acquired an 80,000SF portfolio of property along Woodward. Currently seven storefronts are under renovation and another three will be underway later this year. The investment being made by you and your team aligns with our efforts to preserve the character and fabric of the New Center district and provide space to local entrepreneurs.

MDI is extremely supportive of additional investment in this neighborhood and working with you and your team.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan T. Mosey".

Susan T. Mosey  
Executive Director  
Midtown Detroit, Inc.



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 6432 Woodward Avenue  
DATE: August 19, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development

In order to ensure that the issuance of a **certificate** for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2784), the Planning and Development Department submits the following interpretation. The petitioner for this development is Mitten Capital, LLC.

**Location and Project Proposal:** Project seeks to renovate existing 0.085 acre parcel into a fine dining restaurant. Current property is occupied by a 2-story commercial building totaling approximately 5,600 square feet. Purchased in May 2018, the building primarily served as the Detroit Hardware Company. Extensive repairs are required to bring the building up to electrical code and meet future use requirements.

#### **Master Plan Interpretation**

The subject site area is designated **Major Commercial (CM)**. Major Commercial areas are generally distinguished by high-density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking on the street or in structures. Ground level activity should be pedestrian oriented. Downtown and New Center are Detroit's major commercial areas.

The following policies of the Middle Woodward neighborhood describe the following recommendations:

- Policy 5.1 – Encourage high density mixed uses along Woodward and East and West Grand Boulevard with uses complimentary to the area's office and theatre anchors
- Goal 6 – Increase the vitality of neighborhood commercial areas

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Middle Woodward; Map 4-7B



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

August 21, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – Mitten Capital LLC**  
Property Address: 6432 Woodward Avenue (aka 6430 Woodward Avenue)  
Parcel Number: 01004281.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **6432 Woodward Avenue (aka 6430 Woodward Avenue)** in the **New Center** district in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **Mitten Capital LLC** is to renovate the 2-story retail building with 5,574 square feet of total floor area, built in 1909, on .085 acres of land into a fine dining restaurant featuring modern décor and exposed brick walls. Extensive repairs are needed to bring the building up to electrical code and rehabilitation will include new electrical and plumbing, a partial new roof, new flooring on the first floor, façade repairs and foundation repairs in the basement. An ADA lift and fire suppression/alarm system may be included if deemed required.

The 2019 values are as follows:

| Parcel #  | Address           | Building Assessed Value (SEV) | Building Taxable Value | Land Assessed Value (SEV) | Land Taxable Value |
|-----------|-------------------|-------------------------------|------------------------|---------------------------|--------------------|
| 01004281. | 6430 Woodward Ave | \$ 67,100                     | \$ 67,100              | \$ 69,600                 | \$ 69,600          |

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition.

The property located in the **New Center** district is expected to increase commercial activity in the area, create employment and revitalize an urban area.

A field investigation indicated that the property located at **6432 Woodward Avenue (aka 6430 Woodward Avenue)** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation Certificate – Mitten Capital LLC  
6432 Woodward Avenue  
Page 2

Property Address: 6430 WOODWARD AVENUE (aka 6432 Woodward)

Parcel Number: 01004281.

Property Owner: MITTEN CAPITAL LLC

Legal Description: E WOODWARD N 30.50 FT OF W 100 FT 8 EXC S 0.50 FT OF E 46 FT S 6.37 FT ON W LINE BG S 6.24 FT ON E LINE OF W 100 FT 9 PATRICK MC GINNIS L4 P93 PLATS, W C R 1/97 36.87 IRREG

The legal description matches the OPRA certificate request.





Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## Employment Commitment Report for Tax Abatement

This report evidences your commitment to post-construction full time employment as stated in the tax abatement agreement. Complete the following based on workers located only at facilities/parcels under the applied tax abatement. Detroit workers must have verifiable ID & addresses on file with employer for review.

Company: MITTEN CAPITAL Company Address: 5480 CARROLLTON CT, RICHMOND, MI 48136  
Parcel/Facility Address: 6432 WOODWARD AVE  
Tax Abatement Applied for: \_\_\_\_\_ Length of Abatement: \_\_\_\_\_

Authorized Representative: JEFF TRIPODI Title: \_\_\_\_\_  
(Print)

Email: jeff.tripodi@rrd.com Phone: 248-935-0831

All questions should be directed to the Authorized Representative? ☒ Yes ☐ No

If No, specify preferred contact's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Authorized Representative's Signature: [Signature] Date: 9/5/17

| Employment Types   | Skilled Trades | Non-Skilled Trades | Other | Totals |
|--|----------------|--------------------|-------|--------|
| Total # of Employees Applicant is Committed to Employing at the Facility Receiving the Applied Abatement |                |                    |       |        |
| Total # Detroit Residents Applicant is Committed to Employing of the Total # of Employees                |                |                    |       |        |
| Percentage (%) of Detroit Residents being Employed   |                |                    |       |        |

If other please specify: \_\_\_\_\_

### Employment Narrative

Will your facility be: ☐ Owner Occupied ☒ Leased to Tenant ☐ Both

- Please provide a description of your development, including but not limited to the proposed use, when construction is set to begin and end, and positions offered?
- If the facility will be leased to tenants, what methods, tools, or resources will you utilize to market lease vacancies to Detroit Businesses and/or how you will promote tenants to hire Detroit residents?
- If the facility is owner occupied, what methods, tools, or resources will you utilize to fulfill the hiring commitments stated in the tax abatement agreement?

(See Sample Employment Narrative on Reverse of This Form)

## Employment Narrative

1. The current commercial building at 6432 Woodward will be renovated into a fine dining restaurant which will feature modern, décor and exposed brick walls. The building was previously occupied by Detroit Hardware.

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, a partial new roof, new flooring on the first floor, and foundation repairs in the basement. The structure will also be brought up to code per ADA and fire requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.

Approximately 10-15 jobs are anticipated with the construction and include mechanical, plumbing, HVAC, electrical, structural, masonry, finishes and roofing. Once initial development is done, the tenant is expected to finish the restaurant space with local contractors and development managers. Approximately 20-25 full time equivalent jobs are anticipated with the restaurant propose and include, kitchen and serving staff as well as management.

Construction is slated for 2019 with a completion goal of spring 2020.

2. The applicant is the owner and proposed landlord for the project. The tenant the applicant has sought is a Detroit-based business looking to expand into New Center. The applicant has been working closely through Midtown Inc. for references to Detroit based trades that could provide services on the project. Additionally the applicant is working with the proposed tenant to solicit Detroit residents to hold future positions.



**OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE  
AGREEMENT**

THIS AGREEMENT (this "Agreement"), by and between the City of Detroit (the "City"), a Michigan municipal corporation acting by and through its Planning & Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and Mitten Capital, LLC (the "Applicant") with an office at 5480 Carrollton Court, Rochester Hills, MI 48307 is made this 5th day of September, 2019.

**WITNESSETH:**

WHEREAS, Public Act 146 of 2000, as amended, also known as the Obsolete Property Rehabilitation Act (the "Act"), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified obsolete property owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of an obsolete property, among other provisions; and

WHEREAS, the Applicant has submitted an Application (the "Application") for an Obsolete Property Rehabilitation Exemption Certificate ("OPREC") for the property located at: 6432 Woodward Avenue Detroit, MI 48202 (the "Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved an obsolete property rehabilitation district pursuant to the Act, and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a Rehabilitation of the Property, as defined in the Act, and to hire or retain a certain amount of full-time employees at the Property during the Term (as defined below); and

WHEREAS, the City has approved the Application by adopting a resolution granting the OPREC to the Applicant, contingent upon the representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- I. General.
  - a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or as provided for in this Agreement, the term of the OPREC and the term of this Agreement (collectively, the "Term") will be twelve ( 12 ) years, beginning on the certificate beginning date stated in the OPREC issued by the Michigan State Tax Commission.



- b. The Applicant will complete the Property Rehabilitation, as defined in the Act and as set forth in the Application, no later than May 15<sup>th</sup>, 2020.
- c. The Applicant shall create, or cause to be created, at least N/A (0) (the "Employee Commitment Number") full-time employees at the Property within one (1) year of the effective date of the Agreement.
- d. The Applicant will recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Resident Employment Plan ("Employment Plan") submitted by the Applicant to the City as part of the Application and approved by the City of Detroit Civil Rights, Inclusion and Opportunity Department ("CRIO"). Throughout the Term, the Employment Plan may be modified in CRIO's sole discretion. CRIO will monitor the Applicant's compliance with the Employment Plan on an annual basis throughout the Term. Upon notice from CRIO of a discrepancy between the Applicant's commitment in the Employment Plan and the actual number of City of Detroit residents employed at the Property, Applicant shall submit a correction plan setting forth the Applicant's plan to bring the number of City of Detroit residents employed at the Property back up to the specified targets as set forth in the Employment Plan. Applicant's correction plan must be approved by CRIO. Applicant shall be required to fulfill the terms of such correction plan in the timeline set forth in the correction plan.
- e. For purposes of this Agreement, a "full-time employee" is defined as a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant's tenant(s) that lease space at the Property.

## 2. Applicant Representations.

In compliance with the Act, and in order to induce the City to grant the OPREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application and this Agreement.
- b. The Property is an "Obsolete Property" as defined under the Act.
- c. During the Term, no portion of the Property will be used as a professional sports stadium.
- d. During the Term, no portion of the Property will be used, owned or operated by a casino or affiliated company, as defined in the Act.
- e. The Applicant would not have considered accomplishing Rehabilitation of the Property without an OPREC.

- f. Rehabilitation of the Property did not start prior to establishment of the obsolete property rehabilitation district in which the Property sits.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Rehabilitation and planned future operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.
- j. If the Rehabilitation of the Property will include the provision of housing at the Property, the Applicant agrees to: 1) comply with Fair Housing Practices that meet the guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619); and 2) comply with the Affordability Requirements set forth on Addendum 2, attached hereto.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16 ("Ordinance"), also known as the Community Benefits Ordinance, if the Property involves a Tier 2 Development Project (as defined by the Ordinance), then the Applicant will:

- a. Partner with the City and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development Department to address and mitigate negative impacts that the Tier 2 Development Project may have on the community and local residents. The Applicant will adhere to the mitigation requirements, if any, stated in the attached Addendum 1 – 4. b. Requirements, which is incorporated herein by reference.

4. Reporting to the City by the Applicant.

Applicant agrees to provide the City with sufficient information, subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall provide the City with the following during the Term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to the Rehabilitation of the Property. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is completing the Rehabilitation to the Property as required by the Act and this Agreement.
- b. Within two (2) weeks after the first year of the Term and for each year of the Term thereafter, Applicant shall submit to the Planning & Development Department a

certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year: 1) the Rehabilitation work completed at the Property; 2) Applicant's financial investment in the Property for that year; and 3) the number of full-time employees at the Property for that year.

- c. Within two (2) weeks after the last day of the first year of the Term and each year of the Term thereafter, the Applicant shall submit to CRIO the Annual Employment Report for Tax Abatements (the "Status Report"), including copies of proofs of residency that have been accepted by CRIO.

5. Revocation of OPREC and Termination of this Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the OPREC if the City finds that: 1) the completion of Rehabilitation of the Property has not occurred in the time or manner authorized by this Agreement; or 2) that the Applicant has not proceeded in good faith with the Rehabilitation of the Property in a manner consistent with the purposes of the Act, taking into account any circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents at the Property, and 2) Applicant is actively working with the Detroit Economic Growth Corporation, the City's Planning & Development Department, and CRIO to ascertain methods of obtaining resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

6. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year of the Term is less than the Employee Commitment Number, the Applicant agrees to pay to the City, in addition to the Obsolete Properties Tax due under the OPREC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the OPREC, and the amount of Obsolete Properties Tax due on the Property under the OPREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the Employee Commitment Number. Prior to taking any action to require the Applicant to pay an amount to the City pursuant to this Section, the City must afford the Applicant an opportunity to present reasons for the employment shortfall at a public hearing.

In the event that the Applicant fails to report the number of full-time employees at the Property for a given year of the Term in either the Status Report or Employment Plan, the number of full-time employees at the Property for purposes of this Section shall be deemed to be zero (0).

7. Notice to City of Discontinuance of Operations.

If during the Term the Applicant intends to discontinue operations at the Property, the Applicant will provide thirty (30) days' prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in this Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of this Agreement.

9. Transfer.

Neither the OPREC nor this Agreement may be transferred or assigned by the Applicant to a new owner of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner.

10. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

**APPLICANT:**

By: JEFF JAROLI / MITTEN CAPITAL  
Print: [Signature]  
Its: PRESIDENT

**CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPT.**

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL AN OBSOLETE  
PROPERTY REHABILITATION CERTIFICATE IS APPROVED BY THE MICHIGAN  
STATE TAX COMMISSION**

**ADDENDUM 1**  
**4. b. Requirements**

**ADDENDUM 2**  
**Affordability Requirements**

1. Affordable Housing Undertaking. The Applicant, as developer of the \_\_\_\_\_ mixed-use project (the "Project") on the Property, will implement during the Term the following affordable housing plan for the planned \_\_\_\_\_ residential apartments to be included within the Project:
  - a. The Applicant will offer for lease \_\_\_\_\_ apartment units ("Affordable Units") to those earning not more than 80% of the Detroit SMSA area median income ("AMI"), based on the income limits most recently published by the United States Department of Housing and Urban Development ("HUD")<sup>1</sup>. Rental rates will be based upon occupancy of 1 person in a studio and 1.5 people per bedroom for all other rental unit sizes.
  - b. Applicant will verify the income of any individual(s) who apply to lease an Affordable Unit.
  - c. In the event that the income of a tenant of an Affordable Unit becomes more than 80% of AMI, such tenant's unit shall be considered to comply with paragraph 1 above until the termination of the lease such unit, including during any extensions thereof.
  - d. Applicant currently intends to offer \_\_\_\_\_ studios, \_\_\_\_\_ one-bedroom units, \_\_\_\_\_ two-bedroom units and \_\_\_\_\_ three-bedroom units as Affordable Units. Applicant may alter this unit mix in its discretion.
  - e. A vacant unit offered for rent pursuant to this paragraph counts toward satisfaction of Section 1a above.
  - f. The commitments set forth herein may be terminated in the event an arms-length lender forecloses on a mortgage secured by the Project.
2. Payment for Exempted Taxes for Violation of Undertaking. If Applicant is not in compliance with its obligations under paragraph 1 of this Addendum and fails to cure its non-compliance within 60 days of written notice from the City, the Applicant shall pay to the City, in addition to the Obsolete Properties Tax due under the OPREC on the Property, an amount equal to the difference for the year of non-compliance between the amount of ad valorem tax otherwise due on the Property without the OPREC and the amount of the Obsolete Properties Tax due on the Property with the OPREC, multiplied by a fraction, the numerator of which is shortfall of the number of units that are not in compliance and the denominator of which is \_\_\_\_\_. Prior to taking any action to require the Applicant to pay any amount to the City pursuant to this paragraph 2, the City shall afford the Applicant an opportunity to present at a public hearing reasons for the shortfall by the Applicant in its compliance with this Addendum.

---

<sup>1</sup> In the event that the AMI decreases in a subsequent year, the prior year AMI shall continue in effect for the Project until and to the extent the AMI level later increases.

**EXHIBIT A**

**Application for Obsolete Property Rehabilitation Exemption Certificate**



**EXHIBIT B**

**Detroit City Council Resolution**

**Granting the Obsolete Property Rehabilitation Exemption Certificate**



Housing and Revitalization  
Department

32

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

September 11, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of MINI MOWGLI, LLC in the area of 9321 Rosa Parks Boulevard Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #570).**

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **Mini Mowgli, LLC**, and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/vf

Cc: S. Washington, Mayor's Office  
K. Trudeau, PDD  
D. Rencher, HRD  
V. Farley, HRD  
A. Hill, HRD

**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

**WHEREAS**, Mini Mowgli, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_ 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

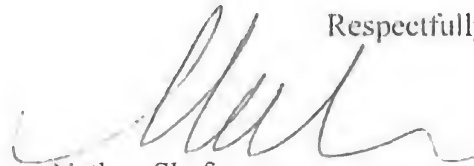
August 2, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Mini Mowgli, LLC

Please find attached an application for Commercial Rehabilitation Exemption Certificate for Property located at 9321 Rosa Parks Blvd. Detroit. **(RELATED TO PETITION #570)**

Respectfully submitted,



Nathan Shafer,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

## STATE USE ONLY

Application Number

Date Received

LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

**PART 1: OWNER / APPLICANT INFORMATION** (applicant must complete all fields)

|  |  |   |                   |
|--|--|---|-------------------|
| Applicant (Company) Name (applicant must be the owner of the facility)<br>Mini Mowgli LLC  |  | NAICS or SIC Code<br>722513                                       |                   |
| Facility's Street Address<br>9321 Rosa Parks Blvd  | City<br>Detroit  | State<br>MI   | ZIP Code<br>48206 |
| Name of City, Township or Village (taxing authority)<br>Detroit  | County<br>Wayne  | School District Where Facility is Located<br>82010                |                   |
| <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village  |  |   |                   |
| Date of Rehabilitation Commencement (mm/dd/yyyy)<br>06/01/2019   | Planned Date of Rehabilitation Completion (mm/dd/yyyy)<br>11/01/2019 |   |                   |
| Estimated Cost of Rehabilitation<br>805,119.00   | Number of Years Exemption Requested (1-10)<br>10                     |   |                   |
| Expected Project Outcomes (check all that apply)   |  |   |                   |
| <input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas<br><input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community |  |   |                   |
| No. of jobs to be created due to facility's rehabilitation<br>6  | No. of jobs to be retained due to facility's rehabilitation<br>3     | No. of construction jobs to be created during rehabilitation<br>5 |                   |

**PART 2: APPLICATION DOCUMENTS**

Prepare and attach the following items:

- |   |   |
|---|---|
| <input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input type="checkbox"/> Statement of the economic advantages expected from the exemption   |
| <input type="checkbox"/> Description of the qualified facility's proposed use   | <input type="checkbox"/> Legal description  |
| <input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken                                | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)  |
| <input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility                     | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation   |   |

**PART 3: APPLICANT CERTIFICATION**

|   |   |                 |                   |
|---|---|-----------------|-------------------|
| Name of Authorized Company Officer (no authorized agents)<br>Emily Peterson   | Telephone Number<br>716-640-4267        |                 |                   |
| Fax Number  | E-mail Address<br>petersonseh@gmail.com |                 |                   |
| Street Address<br>1951 Chicago Blvd   | City<br>Detroit                         | State<br>MI     | ZIP Code<br>48206 |
| <p>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</p> <p>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</p> |   |                 |                   |
| Signature of Authorized Company Officer (no authorized agents)<br>   | Title<br>Member                         | Date<br>7/18/19 |                   |

| <b>PART 4: ASSESSOR RECOMMENDATIONS</b> (assessor of LGU must complete Part 4)   |  |                                    |          |
|--|--|------------------------------------|----------|
| Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).   |  |                                    |          |
|  | <b>Taxable Value</b>                                 | <b>State Equalized Value (SEV)</b> |          |
| <b>Land</b>  |  |                                    |          |
| <b>Building(s)</b>   |  |                                    |          |
| The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll. |  |                                    |          |
| <input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.   |  |                                    |          |
| Name of Local Government Body  |  |                                    |          |
| Name of Assessor (first and last name)   |  | Telephone Number                   |          |
| Fax Number   |  | E-mail Address                     |          |
| I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.   |  |                                    |          |
| Assessor's Signature   |  |                                    | Date     |
| <b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)   |  |                                    |          |
| Action Taken By LGU (attach a certified copy of the resolution):   |  |                                    |          |
| <input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)  |  |                                    |          |
| <input type="checkbox"/> Exemption Denied  |  |                                    |          |
| Date District Established (attach resolution for district)   | Local Unit Classification Identification (LUCI) Code | School Code                        |          |
| <b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (clerk of LGU must complete Part 6)  |  |                                    |          |
| Clerk's Name (first and last)  |  | Telephone Number                   |          |
| Fax Number   |  | E-mail Address                     |          |
| Mailing Address  | City   | State                              | ZIP Code |
| LGU Contact Person for Additional Information  | LGU Contact Person Telephone Number                  | Fax Number                         |          |
| I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.  |  |                                    |          |
| Clerk's Signature  |  |                                    | Date     |

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

## Instructions for Completing Form 4507

### Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

#### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

#### LGU Assessor Instructions

Complete and sign Part 4 of the application.

#### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

#### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call (517) 373-2408.

Mini Mowgli, LLC  
1951 Chicago Blvd., Detroit, MI 48206

July 18, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

RE: **Request for the Establishment of a Commercial Rehabilitation Certificate at  
9321 Rosa Parks Blvd., Detroit, MI 48206**

Honorable City Council:

**Paragraph #01**

Please accept this letter as a request to establish a Commercial Rehabilitation Certificate for the property located at **9321 Rosa Parks Blvd., Detroit, MI 48206** and described on Attachment A.

**Paragraph #02**

My husband and I are the sole members of Mini Mowgli, LLC, the owner of 9321 Rosa Parks. We have lived in the Boston Edison neighborhood since 2014. We have observed this abandoned church on 9321 Rosa Parks go unused for many years and it was quickly falling into disrepair, creating an unwanted eyesore for our area that was once a thriving commercial district in the 12<sup>th</sup> and Clairmount neighborhood, adjacent to Boston Edison and Virginia Park residential communities. This project serves to bring new life into the abandoned building and vacant lots that would benefit the entire community.

In 2016, we successfully rezoned the proposed area to SD1(Special Development District – Small-Scale, Mixed-Use) zoning to accommodate new development and reinvestment within the community. The abandoned church is approximately 5,400 sq ft. It is a splitlevel building with a usable basement floor. The first floor will be the home of The Congregation, which will serve as a café for community members to interact and engage with one another. The basement or sub-level will be considered as an event space for community use. This change will promote an increase in population density and encourage more walkable areas for residents of Boston-Edison, Atkinson Avenue, Clairmount, and surrounding communities. It will also increase community interaction as it builds points of connectivity for the places and locations outlined in this proposal. The new life for the church will create a fundamental base that allows for further expansion and growth in the neighborhood and other parcels in the Commercial Rehabilitation District.



**Paragraph #03**

The project is eligible for a Commercial Rehabilitation Certificate under MCL 207.844 Sec. 4. (1); and because the facility is qualified under MCL 207.842 Sec. 2. (h) to identify how your facility is qualified

**Paragraph #04**

We are fully dedicated to the success of this project and the lasting impact it will have on our community. However, rehabilitating the properties would not be undertaken without the receipt of the exemption certificate. We are pioneers in a new frontier who are motivated by sparking economic development in an area that has long been ignored and in desperate need of amenities. It is reasonable to think that our efforts will not be heavily rewarded from a profitability standpoint, but rather from a social return and, thus, needs the tax relief via the exemption certificate to proceed with the project in Detroit.

The total project will cost approximately \$805,120. This new opportunity will provide 6 new jobs for the neighborhood and construction jobs for 5 people.

**Paragraph #05**

A ten-year exemption is being requested which will give us the opportunity to develop the project and demonstrate opportunity for greater economic impact.

**Paragraph #06**

Community gathering spaces play a critical role in community resiliency and civic engagement. Rebuilding a community that is centered in both grassroots and entrepreneurial spirits is uniquely aligned with many of the extensive projects that the city is currently undertaking. Further, it will provide the interdependence necessary to sustain the current growth and influx of community development that this area, and the city at large, is witnessing. It helps create a fundamental base that allows for further expansion and growth. The entire area will be stronger and healthier with greater economic vitality providing a glimpse into the future of empowering and shaping communities that will have a regional impact. This further aligns with the 20-minute neighborhood philosophy adopted by Mayor Duggan and Maurice Cox in Planning & Development.

**Paragraph #07**

My husband and I are proud Detroiters who have lived in the neighborhood for several years. We both share the knowledge, passion, and commitment to make this project a success. The tax exemption is an important part of achieving the overall project goals. Please feel free to contact me with any questions or concerns [peterseh@gmail.com](mailto:peterseh@gmail.com) and (716) 640-4267.

Thank you for your time, consideration, and assistance in restoring the properties to economically efficient conditions.

Respectfully submitted,

Emily H. Peterson

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**

**Attachment B: Paid Receipt of Current Taxes**

**Attachment C: Image of the Church as it currently stands**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, HRD

## **Attachment A**

**Site Map:** See Attached

**Legal Description:**

City of Detroit Parcel: 08002811

Description: N ATKINSON 681-682 JOY FARM SUB L32 P40 PLATS, WCR 8/128  
91.85 IRREG

**Sq Feet:** 5,400

**Built:** 1920

**Original Use:** church

**Most Recent Use:** church until 2013

**Stories:** 1.5

**Proposed Use:** Renovation of an existing 4,500 sq ft former church into a coffee shop and community space. A new exterior deck will provide additional seating and ingress/egress as well as an ADA ramp from grade to interior finished floor.

**Extent of the Rehabilitation:** The property has been completely gutted including roof, landscaping and grading. The church will be completely renovated and restored to protect the historical integrity of the church, the stain glass window that has been cinder blocked for years and was the focal point of the church will be re-installed with an artistic homage to its original grandeur. Additionally, there will be an added development of outdoor patio seating area.





**Fixed Building Equipment:** See Attached

**Time Schedule:** The property was acquired by 2016, rezoning took 9 months, historical approval took 3 months, PA 210 process took 18 months for approval. The rehabilitation should be complete by November 1, 2019.

## Site Map

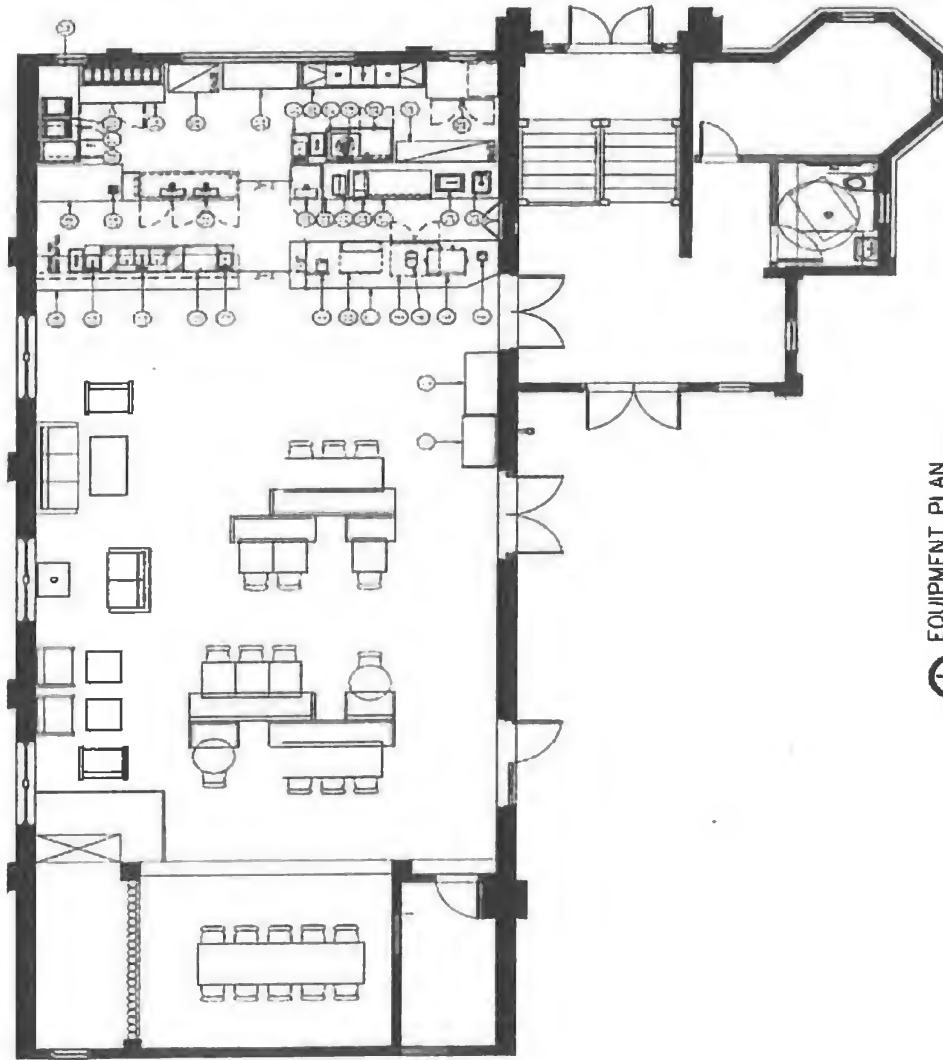


### Key:

-  - Parcels applying for a tax exemption change
-  - Gordon Park that received city improvement dollars
-  - Lots that were taken over for the expansion of Rosa Parks Ave.
-  - The blue denotes the location of the blind pig at the corner of 12<sup>th</sup> and Clairmount where a police raid triggered the 1967 Rebellion.

# Equipment List

| EQUIPMENT SCHEDULE |                |          |
|--------------------|----------------|----------|
| 1                  | STOVE          | BY CHASE |
| 2                  | REF            | BY CHASE |
| 3                  | MULTI COOK TOP | BY CHASE |
| 4                  | OVEN           | BY CHASE |
| 5                  | MICROWAVE      | BY CHASE |
| 6                  | WASH SINK      | BY CHASE |
| 7                  | DISH SINK      | BY CHASE |
| 8                  | WATER SINK     | BY CHASE |
| 9                  | ICE SINK       | BY CHASE |
| 10                 | WATER SINK     | BY CHASE |
| 11                 | WATER SINK     | BY CHASE |
| 12                 | WATER SINK     | BY CHASE |
| 13                 | WATER SINK     | BY CHASE |
| 14                 | WATER SINK     | BY CHASE |
| 15                 | WATER SINK     | BY CHASE |
| 16                 | WATER SINK     | BY CHASE |
| 17                 | WATER SINK     | BY CHASE |
| 18                 | WATER SINK     | BY CHASE |
| 19                 | WATER SINK     | BY CHASE |
| 20                 | WATER SINK     | BY CHASE |
| 21                 | WATER SINK     | BY CHASE |
| 22                 | WATER SINK     | BY CHASE |
| 23                 | WATER SINK     | BY CHASE |
| 24                 | WATER SINK     | BY CHASE |
| 25                 | WATER SINK     | BY CHASE |
| 26                 | WATER SINK     | BY CHASE |
| 27                 | WATER SINK     | BY CHASE |
| 28                 | WATER SINK     | BY CHASE |
| 29                 | WATER SINK     | BY CHASE |
| 30                 | WATER SINK     | BY CHASE |
| 31                 | WATER SINK     | BY CHASE |
| 32                 | WATER SINK     | BY CHASE |
| 33                 | WATER SINK     | BY CHASE |
| 34                 | WATER SINK     | BY CHASE |
| 35                 | WATER SINK     | BY CHASE |
| 36                 | WATER SINK     | BY CHASE |
| 37                 | WATER SINK     | BY CHASE |
| 38                 | WATER SINK     | BY CHASE |
| 39                 | WATER SINK     | BY CHASE |
| 40                 | WATER SINK     | BY CHASE |
| 41                 | WATER SINK     | BY CHASE |
| 42                 | WATER SINK     | BY CHASE |
| 43                 | WATER SINK     | BY CHASE |
| 44                 | WATER SINK     | BY CHASE |
| 45                 | WATER SINK     | BY CHASE |
| 46                 | WATER SINK     | BY CHASE |
| 47                 | WATER SINK     | BY CHASE |
| 48                 | WATER SINK     | BY CHASE |
| 49                 | WATER SINK     | BY CHASE |
| 50                 | WATER SINK     | BY CHASE |



EQUIPMENT PLAN  
SCALE : 1/4" = 1'-0"

**Attachment B  
(Recent Tax Payments)**

**Step 3: Confirmation and Receipt**

**Result: Payment Authorized  
Confirmation Number: 53007025**

Your payment has been authorized successfully and payment will be processed.

The City of Detroit Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

**My Bills**

|  |                 |
|--|-----------------|
| City of Detroit  | City of Detroit |
| Winter Tax Payment payment of \$41.58 on Parcel Number 0802811 | \$41.58         |
| Subtotal   | \$41.58         |
| Convenience Fee  | \$1.04          |
| Total Payment  | \$42.62         |

**Customer Information**

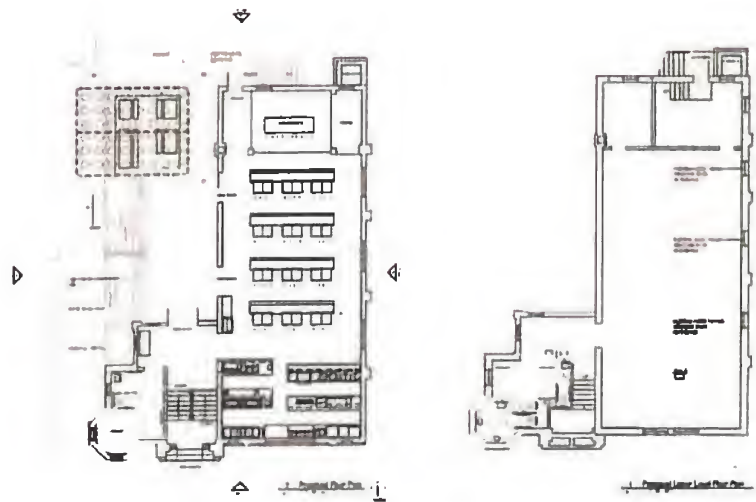
First Name: Emily  
Last Name: Peterson  
Address Line 1: 1951 CHICAGO BLVD  
Address Line 2:  
City: DETROIT  
State: Michigan  
Zip Code: 48206  
Phone Number: 7166404267  
Email Address: petersonesh@gmail.com

**Payment Information**

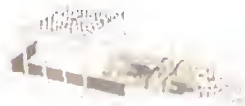
Payment Date: 01/06/2019  
Card Type: MasterCard  
Card Number: \*\*\*\* \* 8501

## Attachment C The Congregation

A Community Space and Café In the Boston Edison Area



100' x 100' x 100' view of the church's interior, showing the



### INCENTIVE INFORMATION CHART:

| Project Type   | Incentive Type | Investment Amount | District |
|----------------|----------------|-------------------|----------|
| Rehabilitation | PA 210         | \$805,161.00      | 5        |

| Jobs Available |                  |               |                   |                   |                  |               |                   |
|----------------|------------------|---------------|-------------------|-------------------|------------------|---------------|-------------------|
| Construction   |                  |               |                   | Post Construction |                  |               |                   |
| Professional   | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional      | Non-Professional | Skilled Labor | Non-Skilled Labor |
| 4 3            | 1                | 3             | 4                 | 3                 | 2                | 2             | 3                 |

1. What is the plan for hiring Detroiters? all applications will first be offered in the local community
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. construction general contractor, tradesmen (plumbing, electrical), architects, lawyers, manual workers, managers, accountant, baristas, servers
3. Will this development cause any relocation that will create new Detroit residents? possibly
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? yes, heavily involved w/ community of Boston-Edison + Atkinson historical districts. Several community meetings for project approval + support
5. When is construction slated to begin? July 1, 2019
6. What is the expected completion date of construction? October 1, 2019

\*Please contact Linda Wesley at (313) 628-2993 or  
Skilled Trades Task Force.

to schedule a date to attend the



# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

08/29/2019 9:21

|                          |   |                        |                              |
|--------------------------|---|------------------------|------------------------------|
| <b>Parcel:</b>           | 08990477.01   | <b>Current Class:</b>  | 251.251-COMMERCIAL PERSONAL  |
| <b>Owner's Name:</b>     | MINI MOWGLI LLC   | <b>Previous Class:</b> | 251.251-COMMERCIAL PERSONAL  |
| <b>Property Address:</b> | 9321 ROSA PARKS   | <b>Gov. Unit:</b>      | 01 CITY OF DETROIT           |
|                          |   | <b>WARD#</b>           | 08                           |
|                          |   | <b>School:</b>         | 82010 DETROIT PUBLIC SCHOOLS |
|                          |   | <b>Neighborhood:</b>   | PERS PERSONAL-NO LAND VALUES |
| <b>Liber/Page:</b>       |   | <b>Created:</b>        | 08/01/2019                   |
| <b>Split:</b>            | / /   | <b>Active:</b>         | Active                       |
| <b>Public Impr.:</b>     | Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Street Lights, Standard Utilities |                        |                              |
| <b>Topography:</b>       | Level, Low  |                        |                              |
| <b>Mailing Address:</b>  |   |                        |                              |
|                          | MINI MOWGLI LLC   |                        |                              |
|                          | 1951 CHICAGO BLVD.  |                        |                              |
|                          | DETROIT MI 48206  |                        |                              |

## Most Recent Sale Information

None Found

## Most Recent Permit Information

None Found

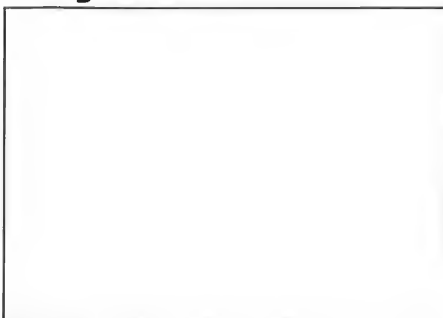
## Physical Property Characteristics

|                     |                     |                          |           |                        |      |
|---------------------|---------------------|--------------------------|-----------|------------------------|------|
| <b>2020 S.E.V.:</b> | Tentative           | <b>2020 Taxable:</b>     | Tentative | <b>Lot Dimensions:</b> |      |
| <b>2019 S.E.V.:</b> | 0                   | <b>2019 Taxable:</b>     | 0         | <b>Acreage:</b>        | 0.00 |
| <b>Zoning:</b>      |                     | <b>Land Value:</b>       | Tentative | <b>Frontage:</b>       | 0.0  |
| <b>PRE:</b>         | 100.000 (MBT Com. ) | <b>Land Impr. Value:</b> | Tentative | <b>Average Depth:</b>  | 0.0  |

## Improvement Data

None

## Image





CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

COLMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE SUITE 808  
DETROIT, MICHIGAN 48226  
(313) 224-1339 . TTY: 711  
(313) 224-1310  
WWW.DETROITMI.GOV

---

TO: Adena Hill, Housing and Revitalization Department  
FROM: Esther Yang, Planning & Development Department  
RE: Master Plan Interpretation for Commercial Rehabilitation District at 9321 Rosa Parks Blvd.  
DATE: September 3, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, Central Region, Planning and Development  
Garrick Landsberg, Historic Preservation, Planning and Development

In order to ensure that the **issuance** of a **certificate** for a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.844), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Mini Mowgli, LLC.

#### **Project Proposal**

The project proposal seeks to rehabilitate an abandoned church, approximately 5,400 square feet. The first floor will house a community café, and the basement or sub-level will be considered as an event space for community use. This project is in a Historic District.

#### **Master Plan Interpretation**

The Master Plan Future General Land Use Designation for the site is Low/Medium Density Residential (RLM). RLM areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

Project program supports goals and policies outlined for Neighborhood Cluster 6 in the Durfee and Rosa Parks that identify Master Plan desire to increase residential density, increase retail and local services, increase the vitality of neighborhood commercial areas, and to improve the appearance of commercial areas. Additionally, recently completed Neighborhood Framework Plan in Rosa Parks-Clairmount and the Neighborhood Retail Opportunity Study completed by the Detroit Economic Growth Corporation (DEGC) highlight need to connect to the historic districts to capture a larger customer base and development opportunities on the east side of Rosa Parks Boulevard to meet the area's retail demand.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

**Future General Land Use Map(s):** Neighborhood Cluster 6; Map 6-1B Durfee



Map 6-1B

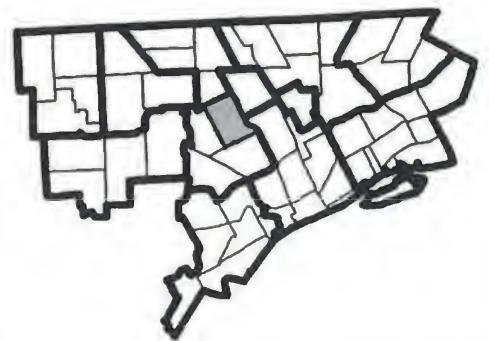
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 6 Durfee



### Future Land Use

|  |  |                           |
|--|--|---------------------------|
| Low Density Residential (RL)           | Thoroughfare Commercial (CT)           | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS)                | Recreation (PRC)          |
| Medium Density Residential (RM)        | General Industrial (IG)                | Regional Park (PR)        |
| High Density Residential (RH)          | Light Industrial (IL)                  | Private Marina (PRM)      |
| Major Commercial (CM)                  | Distribution / Port Industrial (IDP)   | Airport (AP)              |
| Retail Center (CRC)                    | Mixed - Residential / Commercial (MRC) | Cemetery (CEM)            |
| Neighborhood Commercial (CN)           | Mixed - Residential / Industrial (MRI) | Institutional (INST)      |





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY: 711  
(313) 224-9400  
WWW.DETROITMI.GOV

September 4, 2019

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **Mini Mowgli LLC**  
Property Address: 9321 Rosa Parks Blvd.  
Parcels Number: 08002811.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the property located at **9321 Rosa Parks Boulevard** in the **Virginia Park** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **Mini Mowgli LLC** is to renovate the existing vacant 2,709 square foot church built in 1920 on .279 acres of land into a coffee shop with community space. Renovations include new interior finishing to the gutted church, new roof, new stained glass windows, ADA ramp and an exterior deck. The project is expected to increase commercial activity, create employment, increase the number of residents in the area and revitalize an urban area.

The 2019 values are as follows:

| Parcel #  | Address               | Building Assessed Value (SEV) | Building Taxable Value | Land Assessed Value (SEV) | Land Taxable Value |
|-----------|-----------------------|-------------------------------|------------------------|---------------------------|--------------------|
| 08002811. | 9321 Rosa Parks Blvd. | \$ 23,100                     | \$ 23,100              | \$ 2,500                  | \$ 2,500           |

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

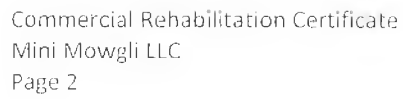
A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **9321 Rosa Parks Boulevard** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





Property Owner: MINI MOWGLI LLC  
Property Address: 9321 ROSA PARKS BLVD  
Parcel Number: 08002811.  
Legal Description: N ATKINSON 681-682 JOY FARM SUB L32 P40 PLATS, WCR 8/128 91.85 IRREG

The legal description on the assessment roll matches the legal description on the petition.





**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## **Decision Regarding Employment Clearance for Tax Abatement**

**August 5, 2019**

**Tax Abatement Type:** Commercial Rehabilitation (Public Act 210)

New ☒ Renewal ☐

**Duration of Abatement:** 10

**Development:** Rehabbing an abandoned church on 9321 Rosa Parks to be mixed use with a café and community event space.

**Parcel/Facility Address:** 9321 Rosa Parks

**Applicant/Recipient:** Mini Mowgli, LLC

**Applicant Contact:** Amy Peterson  
(716) 640-4267

### **Post-Construction Employment Commitments**

☐ Developer Occupied ☒ Tenant Occupied

**Total Employment:** 10

**Detroit Resident:** 10 (or 100%)

**Detroit Resident Hiring Strategies:** Two leased spaces make up the building. The café is operated by a Detroit resident and is committed to hiring all Detroiters. Any new tenant will be required to make hiring Detroiters as a priority. A partnership has been created with DEGC to approve their space as a top business location for Motor City Match. To fulfil hiring commitments positions will be available on community app, Boston Edison website and flyers in the facility.

The Applicant/Recipient has provided the Civil Rights, Inclusion and Opportunity

Department required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants Conditional Approval of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.

Charity Dean  
Director, Civil Rights Inclusion and Opportunity

8/5/2019

Date

**COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE  
AGREEMENT**

THIS AGREEMENT ("Agreement"), by and between the City of Detroit ("City"), a Michigan municipal corporation acting by and through its Planning & Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and Mini Mowgli, LLC ("Applicant") with an office at 9321 Rosa Parks Blvd Detroit, MI 48206 is made this 10<sup>th</sup> day of September, 2019.

**WITNESSETH:**

WHEREAS, Public Act 210 of 2005 as amended, also known as the Commercial Rehabilitation Act ("Act"), (1) provides for the establishment of commercial rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified facility owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of certain qualified facilities, among other provisions; and

WHEREAS, the Applicant has submitted an Application for Commercial Rehabilitation Exemption Certificate ("Application") for the property located at: 9321 Rosa Parks Blvd. ("Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved a commercial rehabilitation district pursuant to the Act and the Property is located in such district; and

WHEREAS, the Applicant shall complete a Rehabilitation of the Property and the Applicant shall hire or retain a certain amount of full time employees within the City of Detroit during the term of the CREC; and

WHEREAS, the City has approved the Application by adopting a resolution granting the Commercial Rehabilitation Exemption Certificate ("CREC"), pending approval also by the Michigan State Tax Commission. A copy of the City resolution granting the CREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. General.
  - a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 207.852, or as provided for in this Agreement, the CREC term and the term of this Agreement shall be for a period of ten ( 10 ) years beginning on the certificate beginning date stated in the CREC issued by the Michigan State Tax Commission.
  - b. The Applicant will complete the Property "Rehabilitation" as defined in the Act and as set forth in the Application by \_\_\_\_\_.

- c. The Applicant shall create, or cause to be created, at least four ( 4 ) full time employees at the Property within two (2) years of the effective date of the Agreement.
- d. The Applicant will take action to recruit and hire City of Detroit residents in accordance with specified targets as set forth in an initial City of Detroit Resident Employment Plan ("Employment Plan") submitted by the Applicant to the City and approved by the Human Rights Department as part of the CREC application process. The Employment Plan shall be updated or modified annually throughout the term of this Agreement.
- e. For purposes of this Agreement, a "full-time employee" is defined as a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis, for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant's tenant(s) that lease space at the Property.
- f. The Applicant will comply with the attached Addendum 2 - Affordability Requirements, which is incorporated herein.

2. Applicant Representations.

In compliance with the Act and intending to induce the City to grant a CREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application.
- b. The Property is a "Qualified Facility" as defined under the Act.
- c. The Property will not include property to be used as a professional sports stadium.
- d. The Property will not include property to be used, owned or operated by a casino or affiliated company as defined in the Act.
- e. The project would not have been considered without a CREC.
- f. Rehabilitation of the Property has not started earlier than six (6) months before the Applicant filed the Application for the CREC.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Rehabilitation and operation of the Property is in compliance with the City of Detroit Zoning Ordinance and Master Plan.



- j. If Rehabilitation of the Property will result in the provision of multifamily residential use, the Applicant must agree to Fair Housing Practices that meet guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619).

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16 ("Ordinance"), also known as the Community Benefits Ordinance, if the Property involves a Tier 2 Development Project as defined by the Ordinance, then the Applicant shall:

- a. Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development to address and mitigate negative impact that the Tier 2 Development Project may have on the community and local residents. Applicant shall adhere to those mitigation requirements, if any, stated in the attached Addendum 1 – 4. b. Requirements, which is incorporated herein by reference.

4. Reporting by the Applicant to the City.

Applicant agrees to provide the City with sufficient information, which is subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall provide the City with the following during the CREC term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to Rehabilitation of the Property. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is making the Rehabilitation to the Property as required by the Act and this Agreement.
- b.
  - a.
  - b. Within two (2) weeks after the first year of the CREC term and for each year thereafter, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the Applicant. The Status Report shall set forth for the previous year: 1) the Rehabilitation work completed at the Property and the Applicant's financial investment in the Property for that year and 2) the number of full-time employees at the Property for that year.
  - c. Within two (2) weeks after the last day of the first year of the CREC term and each year of the CREC term thereafter, the Applicant shall submit to the Civil Rights, Inclusion and Opportunity Department ("CRIO") the Detroit Residents' Annual Employment Verification Report with copies of proofs of residency that have been

accepted by CRIO. The Applicant shall also submit an updated Employment Plan on forms acceptable to the City.

- d. During any construction on the Property for the term of the CREC, the Applicant shall report monthly to CRIO with copies of certified payroll information for such construction in order for the City to verify that Prevailing Wages have been paid.

5. **Revocation of CREC and Termination of Agreement.**

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the CREC if the City finds that the completion of Rehabilitation of the Property has not occurred within the time authorized by the City in this Agreement or within a duly authorized extension of that time, or that the Applicant has not proceeded in good faith with the operation of the rehabilitated Property in a manner consistent with the purposes of the Act and in the absence of circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents, and 2) Applicant is actively working with the Detroit Economic Growth Corporation, the City's Planning & Development Department, and CRIO to ascertain methods of obtaining available resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

6. **Payment of Exempted Taxes for Shortfall of Employment.**

If the average number of full-time employees at the Property for any given year is less than the number of full-time employees set forth in Section 1. c. above, the Applicant agrees to pay the City, in addition to the Commercial Rehabilitation Tax due under the CREC on the Property, an amount equal to the difference between the amount of ad valorem tax otherwise due on the Property without the CREC, and the amount of Commercial Rehabilitation Tax due on the Property under the CREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the total number of full-time employees set forth in Section 1. c. above. Prior to taking any action to require the Applicant to pay an amount to the City in addition to the Commercial Rehabilitation Tax pursuant to this Section, the City must afford the Applicant an opportunity to present at a public hearing reasons for the employment shortfall.

In the event that the Applicant fails to report the number of full-time employees at the Property for a given year in either the Status Report or Employment Plan, the number of full-time employees at the Property for purposes of this Section shall be deemed zero (0).

7. Notice to City of Discontinuance of Operations.

If during the term of the CREC the Applicant discontinues operations at the Property, the Applicant will take affirmative steps to provide thirty (30) day prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidity of any of the provisions contained in the Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of the Agreement.

9. Transfer.

The CREC may be transferred and assigned by the Applicant to a new owner of the Property if the City, in its sole discretion, approves transfer of the CREC after application by the new owner. For purposes of this Section, a transfer of the Property shall include any sale of the Property or any lease of more than fifty percent (50%) of the total usable space of the Property for a period longer than five (5) years.

10. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

APPLICANT:

~~Member Manager~~ Mini Maugh LLC

BY: Emily H. Peterson

Print: Emily H. Peterson

ITS: Member Manager

CITY OF DETROIT

PLANNING & DEVELOPMENT DEPT.

BY: \_\_\_\_\_

Print: \_\_\_\_\_

ITS: \_\_\_\_\_

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL A COMMERCIAL REHABILITATION EXEMPTION CERTIFICATE IS APPROVED BY THE MICHIGAN STATE TAX COMMISSION**

**ADDENDUM 1**  
**4. b. Requirements**

**EXHIBIT A**

**Application for Commercial Rehabilitation Exemption Certificate**

**EXHIBIT B**  
**Detroit City Council Resolution**  
**Granting the Commercial Rehabilitation Exemption Certificate**



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

33

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

September 12, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of 4405 P, LLC in the area of 1401 Vermont, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #778).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **4405 P, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/AM

cc: S. Washington, Mayor's Office  
M. Cox, P&DD  
D. Rencher, HRD  
A. McLeod, HRD



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

**WHEREAS**, 4405 P, LLC has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on the \_\_\_\_\_, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

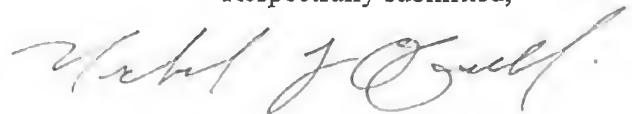
August 2, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: 4405P, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 1401 Vermont Street Detroit. **(RELATED TO PETITION #778)**

Respectfully submitted,



Michael J. O'Connell,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

|   |   |  |
|---|---|--|
| Applicant (Company) Name (applicant must be the OWNER of the facility)  |   |  |
| 4405P, LLC  |   |  |
| Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)   |   |  |
| 42 Watson Street, Suite C, Detroit, MI 48201  |   |  |
| Location of obsolete facility (No. and street, City, State, ZIP Code)   |   |  |
| 1401 Vermont Street   |   |  |
| City, Township, Village (indicate which)  |   | County   |
| Detroit   |   | Wayne  |
| Date of Commencement of Rehabilitation (mm/dd/yyyy)   | Planned date of Completion of Rehabilitation (mm/dd/yyyy) | School District where facility is located (include school code)  |
| 07/07/2019  | 10/29/2019  | Detroit  |
| Estimated Cost of Rehabilitation  | Number of years exemption requested                       | Attach Legal description of Obsolete Property on separate sheet  |
| \$1,123,725.00  | 12  |  |
| Expected project likelihood (check all that apply):   |   |  |
| <input checked="" type="checkbox"/> Increase Commercial activity  | <input type="checkbox"/> Retain employment                | <input checked="" type="checkbox"/> Revitalize urban areas   |
| <input checked="" type="checkbox"/> Create employment   | <input type="checkbox"/> Prevent a loss of employment     | <input type="checkbox"/> Increase number of residents in the community in which the facility is situated |
| Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____  |   |  |
| Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. |   |  |
| <input checked="" type="checkbox"/>   |   |  |

### APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

|   |                       |            |
|---|-----------------------|------------|
| Name of Company Officer (no authorized agents)      | Telephone Number      | Fax Number |
| 4405P, LLC  | (248) 496-6787        |            |
| Mailing Address                                     | Email Address         |            |
| 42 Watson Street, Suite C, Detroit, MI 48201        | marcgnassif@yahoo.com |            |
| Signature of Company Officer (no authorized agents) | Title                 |            |
| <i>[Signature]</i>                                  | Member                |            |

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

|           |                           |
|-----------|---------------------------|
| Signature | Date application received |
|           |                           |

| FOR STATE TAX COMMISSION USE |               |           |
|------------------------------|---------------|-----------|
| Application Number           | Date Received | LUCI Code |
|                              |               |           |

**LOCAL GOVERNMENT ACTION**

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

**PART 1: ACTION TAKEN**

Action Date: \_\_\_\_\_

☐ Exemption Approved for \_\_\_\_\_ Years, ending December 30, \_\_\_\_\_ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

**PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)**

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

**PART 3: ASSESSOR RECOMMENDATIONS**

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

| Taxable Value             |  | State Equalized Value (SEV)   |                                   |
|---------------------------|--|-------------------------------|-----------------------------------|
| Building(s)               |  |                               |                                   |
| Name of Governmental Unit |  | Date of Action on application | Date of Statement of Obsolescence |

**PART 4: CLERK CERTIFICATION**

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

|                         |                  |            |               |
|-------------------------|------------------|------------|---------------|
| Name of Clerk           | Clerk Signature  | Date       |               |
| Clerk's Mailing Address | City             | State      | ZIP Code      |
|                         | Telephone Number | Fax Number | Email Address |

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

## Exhibit A

- A) **Property Description:** The building was built in two phases, with the first occurring in the early 1930's as a print shop. Later, sometime between 1955-1958 an addition was added to the building on the northern side. The building was owned and operated from its original construction until 2011 with the current seller (Ponyride) acquired it. Since 2011 the seller has subleased portions of the building to a variety of tenants. Over the last eight years Ponyride has tied the building to local and national artists through the commissioning of interior and exterior murals. It is our hope and desire to maintain the existing artwork. In 2018 the seller decided to vacate and sell the building (please see attached letter verifying the sale was voluntary and best for the finances of Ponyride).
- B) **Proposed Use:** Upon completion of the proposed renovation the subject will be used mainly as office and showroom space. We have been approached by a number of restaurants to occupy the building. We are targeting business that will provide a positive benefit to the community. In one case we are working with a firm that does adult bootcamp style coding training to help adults enter tech positions. In another case we are discussing options for two firms currently located in the suburbs to move to Detroit and help first-time home owners.
- C) **Proposed Renovation:** The renovation will include a full demolition of the interior, reconfiguring and new construction of all interior partitions, renovation or replacement of the existing elevator, painting and repairing the murals on the exterior of the building, a partial roof replacement (over the 1950's portion of the building), new windows on the ground floor, and exterior work including repairing the parking lot.
- D) **Building Equipment Detail:** Very little to none of the existing personal property will remain in place at the subject. We are planning on retaining some compressed air lines at the property for future use, but little to no other personal property will remain.
- E) **Project Timeline:**
- |                         |                         |
|-------------------------|-------------------------|
| a. Acquisition:         | February 2019           |
| b. Seller Move-out:     | May 2019                |
| c. Interior Demolition: | June 2019               |
| d. Interior Build-out:  | June – August 2019      |
| e. Tenant Move-In:      | August – September 2019 |
- F) **Legal Descriptions:**
- |    |   |
|----|---|
| a. | 1401 Vermont: W VERMONT 152-155-158 159 & 162 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 163.7 X 130 |
| b. | 1435 Vermont: W VERMONT 149 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130                      |

- c. 1442 Wabash: E WABASH PT OF 154SUB OF PT OF OL 1 LAFFERTY FARM L1 P305 PLATS W C R DESC AS BEGAT SE COR SD LOT 154TH ALG SELY LINE SD LOT S 67D 05M17S W12.86 FT TH N 55D 14M 01S W118.09 FT TH N 67D 13M E 73.52 FTTH ALG ELY LINE SD LOT S 22D 47M E 99.70 FT TO P O B 8/20 7,030 SQ FT
- d. 1443 Vermont: W VERMONT 146 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 30 X 130



TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 1401 Vermont Street  
DATE: August 19, 2019  
CC: Maurice Cox, Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development

In order to ensure that the issuance of a **certificate** for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2784), the Planning and Development Department submits the following interpretation. The Petitioner of this project is Nassif Holdings LLC.

**Location and Project Proposal:** 1401 Vermont Street; Project seeks to renovate existing structure and site that honors the structure's unique history while also creating a modern and safe work environment that targets professionals that wish to support professional skills/development, home ownership resources, or services that support community and resident good. Project will provide office and showroom space. Project will also repair and maintain exterior and interior art installations.

**Existing Site Information:** The building was built in two phases, with the first occurring in the early 1930s as a print shop. Later, between 1955-1958 an addition was added to the building on the northern side. The building was owned and operated from its original construction until 2011 with the current seller (Ponyride) acquired it. Since 2011, the seller has subleased portions of the building to a variety of tenants. Over the last eight years Ponyride has tied the building to local and national artists through the commissioning of interior and exterior murals. In 2018, the seller (Ponyride) decided to vacate and sell the building.

## **Interpretation**

### **Impact on Surrounding Land Use**

According to the Master Plan Future Land Use Map, the project site is bounded by areas designated as Light Industrial (IL). The zoning of the project site is M4 (Intensive Industrial District), to the north and the east of the project site is also classified as M4; to the west of the subject site the block is zoned M3 (General Industrial District) and M2 (Restricted Industrial District). The project site is surrounded by large "big box" operations and fenced perimeters. The proposed project would help the area's public aesthetic by injecting a set of neighborhood-friendly operations than what currently exists in the area

### **Impact on Transportation**

The project site has access to one bus line and a MoGo bike-share station on Bagley Street to the north and access to one bus line along Rosa Parks Blvd. The project site's proposal could attract ridership to these existing bus lines. Contingent on the number of employees and emerging volume of retail/restaurant/hospitality destination interests in the area of Corktown bounded by the rail line, Bagley, Sixth Street, and Fort, DDOT may consider adding a stop on Rosa Parks Blvd at Porter Street to further support access to surrounding businesses.



---

### **Master Plan Interpretation**

The subject site area is designated Light Industrial (IL). Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.

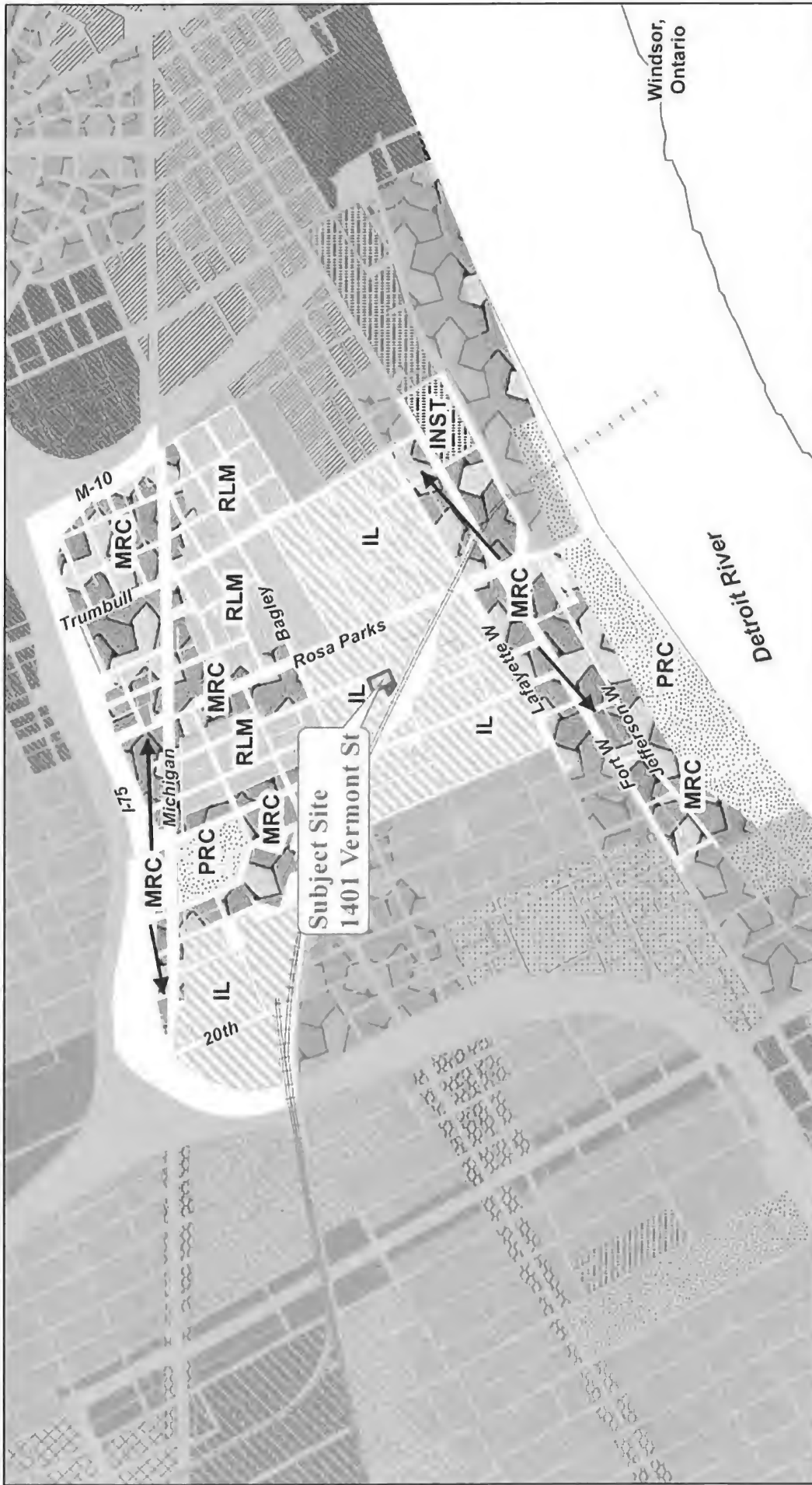
While the proposed project is not industrial by nature, the proposed uses on the .77 acre site will not negatively impact nor drastically change the character of the current surroundings. As neighborhood destinations continue to emerge in the area, a Master Plan Amendment may be explored in the future to better align with anticipated future land uses and future planning recommendations. In the interim, further discussion regarding the future land uses of this area will be explored during the City's upcoming Corktown Neighborhood Planning Process.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4; Corktown; Map 4-2B





Map 4-2B

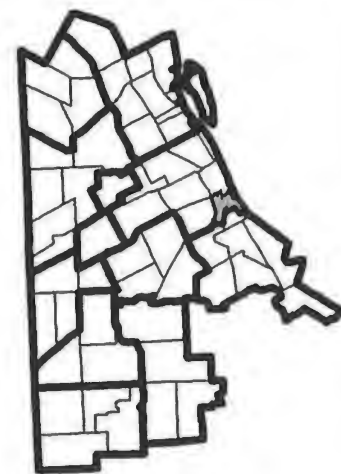
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Corktown



### Future Land Use

|  |  |  |  |
|--|--|--|--|
|  | Low Density Residential (RL)           |  | Mixed - Residential / Commercial (MRC) |
|  | Low / Medium Density Residential (RLM) |  | Mixed - Residential / Industrial (MRI) |
|  | Medium Density Residential (RM)        |  | Mixed - Town Center (MTC)              |
|  | High Density Residential (RH)          |  | Recreation (PRC)                       |
|  | Major Commercial (CM)                  |  | Regional Park (PR)                     |
|  | Retail Center (CRC)                    |  | Private Marina (PRM)                   |
|  | Neighborhood Commercial (CN)           |  | Airport (AP)                           |
|  | Thoroughfare Commercial (CT)           |  | Cemetery (CEM)                         |
|  | Special Commercial (CS)                |  | Institutional (INST)                   |
|  | General Industrial (IG)                |  |  |
|  | Light Industrial (IL)                  |  |  |





CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

September 3, 2019

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – 4405P LLC**  
Property Address: 1401 Vermont  
Parcel Numbers: 08008679-83

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **1401 Vermont** in the **West Side Industrial** area in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

**4405P LLC** plans to rehabilitate the building for use as mainly office and showroom space. The two-story building at 1401 Vermont is currently vacant, has 28,363 square foot office building area, built 1928 with additional building area added in 1955, and situated on .489 acres of land. Rehabilitation will include a full demolition of the interior, reconfiguring and new construction of all interior partitions, renovation or replacement of the existing elevator, partial roof replacement, new windows on the ground floor and exterior work including repairing the parking lot.

The 2019 values are:

| Parcel #    | Address      | Building Assessed Value (SEV) | Building Taxable Value | Land Assessed Value (SEV) | Land Taxable Value |
|-------------|--------------|-------------------------------|------------------------|---------------------------|--------------------|
| 08008679-83 | 1401 Vermont | \$ 309,000                    | \$ 64,574              | \$ 201,300                | \$ 42,067          |

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. The project is expected to increase commercial activity, create employment opportunities, and revitalize an urban area.

Rehabilitation will include improvement of buildings to conform to Michigan Building Code required to meeting minimum floor loads and other standards; new heating, ventilation, plumbing, lighting and fire suppression systems; improved structural support for new roof mounted equipment, building penetrations and building signage; new roof structure; new interior wall placement; and installation of modern facilities to restore the obsolete property to new standards suitable for restaurant, retail and residential apartments. The project is expect to increase commercial activity, create employment, revitalize an urban area and increase the number of residents in the community.



---

Obsolete Property Rehabilitation Certificate  
4405P LLC  
Page 2

A field investigation indicated that the property located at **1401 Vermont** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation Certificate

4405P LLC

Page 3

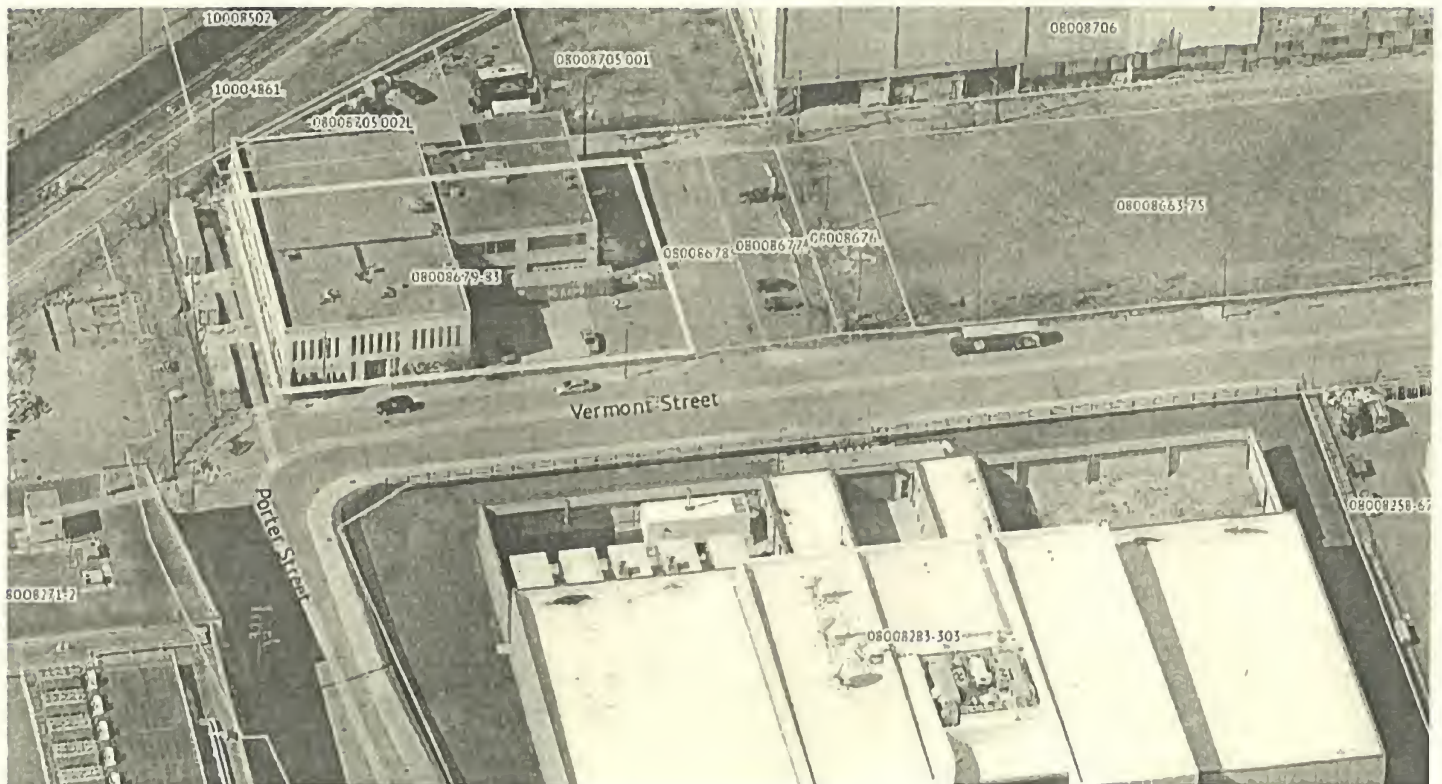
Property Owner: 4405P LLC

Property Address: 1401 Vermont

Parcel Number: 08008679-83

Legal Description: W VERMONT 152 155 158 159 & 162 SUB OF PT OF O L NO 1 LAFFERTY FARM L1 P305 PLATS, W C R 8/20 163.7 X 130

The legal description matches the OPRA certificate request.







**Civil Rights, Inclusion  
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## **Decision Regarding Employment Clearance for Tax Abatement**

**September 10, 2019**

**Tax Abatement Type:** Obsolete Property Rehabilitation Act (Public Act 146)

New ☒ Renewal ☐

**Duration of Abatement:** 12

**Abatement Value:** \$114,288

**Development:** Building renovation to convert vacant space into office, showroom, and classrooms that will be rented to tenants that prepare adults for tech positions.

**Parcel/Facility Address:** 1401 Vermont Street

**Applicant/Recipient:** 4405P, LLC

**Applicant Contact:** Marc Nassif  
(248) 496-6787

### **Post-Construction Employment Commitments**

☐ Developer Occupied ☒ Tenant Occupied

**Total Employment:** 1

**Detroit Resident:**

**Detroit Resident Hiring Strategies:** Only hiring Management Company, which will be BeanStalk, a business based in Detroit.

The Applicant/Recipient has provided the Civil Rights, Inclusion and Opportunity

Department required information in accordance with specific current and future employment data and commitments as part of a tax abatement agreement with the City of Detroit.

Therefore my signature below grants **Conditional Approval** of the above tax abatement application/renewal based upon annual reports to and appraisals by this agency of the recipient's employment measures projected and achieved for the duration of the abatement.

Charity Dean  
Director, Civil Rights Inclusion and Opportunity

9/10/19

Date



Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 1240  
DETROIT, MICHIGAN 48226  
PHONE: 313.224.4950  
FAX: 313.224.3434

## Employment Commitment Report for Tax Abatement

This report evidences your commitment to post-construction full time employment as stated in the tax abatement agreement. Complete the following based on workers located only at facilities/parcels under the applied tax abatement. Detroit workers must have verifiable ID & addresses on file with employer for review.

Company: 4405P, LLC Company Address: 42 Watson Street, Suite C, Detroit MI 48201

Parcel/Facility Address: 1401 Vermont Street, Detroit, MI

Tax Abatement Applied for: OPRA Length of Abatement: 12 years

Authorized Representative: Marc Nassif Title: Member  
(Print)

Email: marcnassif@yahoo.com Phone: 248-496-6787

All questions should be directed to the Authorized Representative? ☒ Yes ☐ No

If No, specify preferred contact's Name: n/a Phone: n/a

Email: n/a

Authorized Representative's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

| Employment Types   | Skilled Trades | Non-Skilled Trades | Other                                    | Totals |
|--|----------------|--------------------|--|--------|
| Total # of Employees Applicant is Committed to Employing at the Facility Receiving the Applied Abatement |                | 1                  | Management company will be Detroit based | 2      |
| Total # Detroit Residents Applicant is Committed to Employing of the Total # of Employees                |                | 0                  | 0  | 0      |
| Percentage (%) of Detroit Residents being Employed   |                | 0%                 | 0%                                       | 0%     |

If other please specify: Most skilled labor will be during construction. Retainment of preofessional labor currently in city is goal.

### Employment Narrative

Will your facility be: ☐ Owner Occupied ☒ Leased to Tenant ☐ Both

- Please provide a description of your development, including but not limited to the proposed use, when construction is set to begin and end, and positions offered?
- If the facility will be leased to tenants, what methods, tools, or resources will you utilize to market lease vacancies to Detroit Businesses and/or how you will promote tenants to hire Detroit residents?
- If the facility is owner occupied, what methods, tools, or resources will you utilize to fulfill the hiring commitments stated in the tax abatement agreement?

(See Sample Employment Narrative on Reverse of This Form)

# City of Detroit

## CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

### **INCENTIVE INFORMATION CHART:**

| Project Type            | Incentive Type | Investment Amount | District |
|-------------------------|----------------|-------------------|----------|
| Real Estate Development | OPRA           | \$4,500,000       |          |

| Jobs Available |                  |               |                   |                   |                  |               |                   |
|----------------|------------------|---------------|-------------------|-------------------|------------------|---------------|-------------------|
| Construction   |                  |               |                   | Post Construction |                  |               |                   |
| Professional   | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional      | Non-Professional | Skilled Labor | Non-Skilled Labor |
| 1              |                  | 20+           | 20+               | 5                 | 0                | 0             | 0                 |

1. What is the plan for hiring Detroiters? We will work with tenants, some of whom have already registered with Detroit, to make jobs available to City residents. In addition, the GC will be encouraged to hire Detroit residents as much as possible.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. The construction jobs outlined will be generated by our GC and their sub contractors. The post-construction jobs will be generated by the property management and leasing firms (both of which are Detroit based) firms working on the asset.
3. Will this development cause any relocation that will create new Detroit residents? Yes, we anticipate the job creation and housing-based tenants will cater towards residents living nearby.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? The developer acquired the property from Ponyride, a non-profit community based organization. We have extended the opportunity for existing tenants to remain in-place and have extended short-term leases as requested by tenants.
5. When is construction slated to begin? Construction is slated to begin in May 2019.
6. What is the expected completion date of construction? Construction is expected to last approximately 70 days.

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.

RESOLUTION OF CORPORATE AUTHORITY

I, Marc G. Nassif, Corporate Secretary of **4405P, LLC** a Michigan Corporation ("the Company") do hereby certify that the following is a true and correct excerpt from the minutes of the meeting of the Board of Directors duly called and held on September 1, 2019 and that the same is now in full force and effect:

"Resolved, that Marc G. Nassif, hereby is authorized to execute and deliver, in the name and on behalf of the Company and under its Corporate Seal; or otherwise, any agreement or other instrument or document in connection with any matter of transaction that shall have been duly approved: the execution and delivery of any agreement, document, or other instrument by any such officers to be conclusive evidence of such approval."

I further certify that Marc G. Nassif, representing Nassif Holdings, LLC is the sole member of 4405P, LLC and is thereby authorized to act on its behalf.

I further certify that any of the aforementioned officers, of the Company are authorized to execute or guarantee and commit the Company to the conditions, obligations, stipulations, and undertakings contained in the Agreement entered into between the City of Detroit and the Company for the One Hundred Forty Four (144) month term for an Obsolete Property Rehabilitation Exemption Certificate and that all necessary corporate approvals have been obtained in relationship thereto.

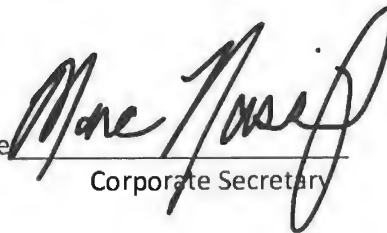
In witness thereof, I have set my hand this 11th day of September, 2019.

CORPORATE SEAL

(here)

N/A

Signature

  
Corporate Secretary



## **OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE AGREEMENT**

THIS AGREEMENT (this "Agreement"), by and between the City of Detroit (the "City"), a Michigan municipal corporation acting by and through its Planning & Development Department with an office at 2 Woodward Avenue, Suite 808, Detroit, MI 48226 and 4405P, LLC (the "Applicant") with an office at 42 Watson Street, Suite C, Detroit MI is made this 11th day of September, 2019.

### **WITNESSETH:**

WHEREAS, Public Act 146 of 2000, as amended, also known as the Obsolete Property Rehabilitation Act (the "Act"), (1) provides for the establishment of obsolete property rehabilitation districts by local governmental units, (2) provides for the abatement or exemption from certain taxes for qualified obsolete property owners, and (3) allows local governmental units to levy and collect a specific tax from the owners of an obsolete property, among other provisions; and

WHEREAS, the Applicant has submitted an Application (the "Application") for an Obsolete Property Rehabilitation Exemption Certificate ("OPREC") for the property located at: 1401 Vermont Street, 1435 Vermont Street, 1443 Vermont Street and 1442 Wabash Street, Detroit, MI (the "Property"). A copy of the Application is attached hereto as Exhibit A and made a part hereof; and

WHEREAS, the City has previously approved an obsolete property rehabilitation district pursuant to the Act, and the Property is located in such district; and

WHEREAS, the Applicant has committed to complete a Rehabilitation of the Property, as defined in the Act, and to hire or retain a certain amount of full-time employees at the Property during the Term (as defined below); and

WHEREAS, the City has approved the Application by adopting a resolution granting the OPREC to the Applicant, contingent upon the representations contained herein and pending approval by the Michigan State Tax Commission. A copy of the City resolution granting the OPREC is attached hereto as Exhibit B and made a part hereof; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. General.
  - a. Unless earlier revoked as provided for in Section 12 of the Act, being MCL 125.2792, or as provided for in this Agreement, the term of the OPREC and the term of this Agreement (collectively, the "Term") will be twelve (12) years, beginning on the certificate beginning date stated in the OPREC issued by the Michigan State Tax Commission.

- b. The Applicant will complete the Property Rehabilitation, as defined in the Act and as set forth in the Application, no later than June 30, 2020.
- c. The Applicant shall create, or cause to be created, at least two (2) (the “Employee Commitment Number”) full-time employees at the Property within one (1) year of the effective date of this Agreement. Employment will be created through the hiring of a Detroit-based property management firm.
- d. The Applicant will recruit and hire City of Detroit residents in accordance with specified targets as set forth in the City of Detroit Resident Employment Plan (“Employment Plan”) submitted by the Applicant to the City as part of the Application and approved by the City of Detroit Civil Rights, Inclusion and Opportunity Department (“CRIO”). Throughout the Term, the Employment Plan may be modified in CRIO’s sole discretion. CRIO will monitor the Applicant’s compliance with the Employment Plan on an annual basis throughout the Term. Upon notice from CRIO of a discrepancy between the Applicant’s commitment in the Employment Plan and the actual number of City of Detroit residents employed at the Property, Applicant shall submit a correction plan setting forth the Applicant’s plan to bring the number of City of Detroit residents employed at the Property back up to the specified targets as set forth in the Employment Plan. Applicant’s correction plan must be approved by CRIO. Applicant shall be required to fulfill the terms of such correction plan in the timeline set forth in the correction plan.
- e. For purposes of this Agreement, a “full-time employee” is defined as a person: 1) who is employed by the Applicant or its affiliates on a salary, wage, commission, or other basis for a minimum period of forty (40) hours a week and 2) from whose compensation the Applicant or its affiliates, including a staffing agency, are required by law to withhold City of Detroit income taxes. Affiliates may include Applicant’s tenant(s) that lease space at the Property.

## 2. Applicant Representations.

In compliance with the Act, and in order to induce the City to grant the OPREC to the Applicant, the Applicant represents that:

- a. The Applicant is the owner of the Property at the time of the Application and this Agreement.
- b. The Property is an “Obsolete Property” as defined under the Act.
- c. During the Term, no portion of the Property will be used as a professional sports stadium.
- d. During the Term, no portion of the Property will be used, owned or operated by a casino or affiliated company, as defined in the Act.
- e. The Applicant would not have considered accomplishing Rehabilitation of the Property without an OPREC.

- f. Rehabilitation of the Property did not start prior to establishment of the obsolete property rehabilitation district in which the Property sits.
- g. There are no delinquent taxes owed on the Property.
- h. The Applicant will pay any applicable taxes on the Property as they become due.
- i. The Rehabilitation and Applicant's current and planned future operation of the Property are in compliance with the City of Detroit Zoning Ordinance and Master Plan.
- j. If the Rehabilitation of the Property will include the provision of housing at the Property, the Applicant agrees to: 1) comply with Fair Housing Practices that meet the guidelines set forth by the U.S. Fair Housing Act (42 U.S.C. 3601 through 3619); and 2) comply with the Affordability Requirements set forth on Addendum 2, attached hereto.

3. Community Benefits Requirements.

Pursuant to City of Detroit Ordinance 35-16 ("Ordinance"), also known as the Community Benefits Ordinance, if the Property involves a Tier 2 Development Project (as defined by the Ordinance), then the Applicant will:

- a. Partner with the City and, when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents, consistent with State and Federal Law.
- b. Partner with the Director of the Planning & Development Department to address and mitigate negative impacts that the Tier 2 Development Project may have on the community and local residents. The Applicant will adhere to the mitigation requirements, if any, stated in the attached Addendum 1 – 4. b. Requirements, which is incorporated herein by reference.

4. Reporting to the City by the Applicant.

Applicant agrees to provide the City with sufficient information, subject to review and audit by the City, in order to determine compliance with this Agreement. At a minimum, the Applicant shall provide the City with the following during the Term:

- a. Upon request, the Applicant shall provide the Planning & Development Department copies of all construction plans, building permits and certificates of occupancy related to the Rehabilitation of the Property. These documents, along with periodic site visits to the Property by the City, will serve to establish whether the Applicant is completing the Rehabilitation to the Property as required by the Act and this Agreement.
- b. Within two (2) weeks after the first year of the Term and for each year of the Term thereafter, Applicant shall submit to the Planning & Development Department a certified status report ("Status Report") signed by an authorized officer of the

Applicant. The Status Report shall set forth for the previous year: 1) the Rehabilitation work completed at the Property; 2) Applicant's financial investment in the Property for that year; and 3) the number of full-time employees at the Property for that year.

- c. Within two (2) weeks after the last day of the first year of the Term and each year of the Term thereafter, the Applicant shall submit to CRIO the Annual Employment Report for Tax Abatements (the "Status Report"), including copies of proofs of residency that have been accepted by CRIO.

5. Revocation of OPREC and Termination of this Agreement.

The City may, in its sole discretion and by resolution of Detroit City Council, revoke the OPREC if the City finds that: 1) the completion of Rehabilitation of the Property has not occurred in the time or manner authorized by this Agreement; or 2) that the Applicant has not proceeded in good faith with the Rehabilitation of the Property in a manner consistent with the purposes of the Act, taking into account any circumstances that are beyond the control of the Applicant.

Good faith efforts include, but are not limited to, the following: 1) Applicant is actively working with an agency or City Department to hire and ascertain methods of recruiting and employing Detroit residents at the Property, and 2) Applicant is actively working with the Detroit Economic Growth Corporation, the City's Planning & Development Department, and CRIO to ascertain methods of obtaining resources to improve Applicant's business in a manner that will allow for compliance with this Agreement.

6. Payment of Exempted Taxes for Shortfall of Employment.

If the average number of full-time employees at the Property for any given year of the Term is less than the Employee Commitment Number, the Applicant agrees to pay to the City, in addition to the Obsolete Properties Tax due under the OPREC, an amount equal to the difference between the amount of ad valorem tax that would be due on the Property without the OPREC, and the amount of Obsolete Properties Tax due on the Property under the OPREC, for that given year, multiplied by a fraction, the numerator of which is the shortfall in the number of full-time employees indicated in the Status Report, and the denominator of which is the Employee Commitment Number. Prior to taking any action to require the Applicant to pay an amount to the City pursuant to this Section, the City must afford the Applicant an opportunity to present reasons for the employment shortfall at a public hearing.

In the event that the Applicant fails to report in the Status Report the number of full-time employees at the Property for a given year of the Term, the number of full-time employees at the Property for purposes of this Section shall be deemed to be zero (0).

7. Notice to City of Discontinuance of Operations.

If during the Term the Applicant intends to discontinue operations at the Property, the Applicant will provide thirty (30) days' prior written notice of such shutdown of operations to the Director of the Planning & Development Department.

8. Reservation of Remedies.

The City and the Applicant agree that each of the rights and remedies provided by this Agreement may be exercised separately or cumulatively, and shall not be exclusive of any other rights and remedies provided by law. Invalidation of any of the provisions contained in this Agreement by operation of law, judgment, court order or otherwise shall not invalidate any of the other provisions of this Agreement.

9. Transfer.

Neither the OPREC nor this Agreement may be transferred or assigned by the Applicant to a new owner of the Property unless the City, in its sole discretion, approves such transfer or assignment upon application by the new owner.

10. Headings.

The headings contained in this Agreement are for descriptive purposes only, and do not alter or govern the substantive content of the provisions of the Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the City and the Applicant, by and through their authorized officers and representatives, have executed this Agreement as follows:

**APPLICANT:**

By: Marc Nassif  
Print: Marc Nassif  
Its: Member

**CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPT.**

By: Kathy Trudeau  
Print: Kathy Trudeau  
Its: Deputy Director

**THIS AGREEMENT IS NOT EFFECTIVE OR VALID UNTIL AN OBSOLETE  
PROPERTY REHABILITATION CERTIFICATE IS APPROVED BY THE MICHIGAN  
STATE TAX COMMISSION**

**ADDENDUM 1**  
**4. b. Requirements**

**ADDENDUM 2**  
**Affordability Requirements**

1. Affordable Housing Undertaking. The Applicant, as developer of the \_\_\_\_\_ mixed-use project (the “Project”) on the Property, will implement during the Term the following affordable housing plan for the planned \_\_\_\_\_ residential apartments to be included within the Project:
  - a. The Applicant will offer for lease \_\_\_\_\_ apartment units (“Affordable Units”) to those earning not more than 80% of the Detroit SMSA area median income (“AMI”), based on the income limits most recently published by the United States Department of Housing and Urban Development (“HUD”)¹. Rental rates will be based upon occupancy of 1 person in a studio and 1.5 people per bedroom for all other rental unit sizes.
  - b. Applicant will verify the income of any individual(s) who apply to lease an Affordable Unit.
  - c. In the event that the income of a tenant of an Affordable Unit becomes more than 80% of AMI, such tenant’s unit shall be considered to comply with paragraph 1 above until the termination of the lease such unit, including during any extensions thereof.
  - d. Applicant currently intends to offer \_\_\_\_\_ studios, \_\_\_\_\_ one-bedroom units, \_\_\_\_\_ two-bedroom units and \_\_\_\_\_ three-bedroom units as Affordable Units. Applicant may alter this unit mix in its discretion.
  - e. A vacant unit offered for rent pursuant to this paragraph counts toward satisfaction of Section 1a above.
  - f. The commitments set forth herein may be terminated in the event an arms-length lender forecloses on a mortgage secured by the Project.
2. Payment for Exempted Taxes for Violation of Undertaking. If Applicant is not in compliance with its obligations under paragraph 1 of this Addendum and fails to cure its non-compliance within 60 days of written notice from the City, the Applicant shall pay to the City, in addition to the Obsolete Properties Tax due under the OPREC on the Property, an amount equal to the difference for the year of non-compliance between the amount of ad valorem tax otherwise due on the Property without the OPREC and the amount of the Obsolete Properties Tax due on the Property with the OPREC, multiplied by a fraction, the numerator of which is shortfall of the number of units that are not in compliance and the denominator of which is \_\_\_\_\_. Prior to taking any action to require the Applicant to pay any amount to the City pursuant to this paragraph 2, the City shall afford the Applicant an opportunity to present at a public hearing reasons for the shortfall by the Applicant in its compliance with this Addendum.

---

¹ In the event that the AMI decreases in a subsequent year, the prior year AMI shall continue in effect for the Project until and to the extent the AMI level later increases.



**EXHIBIT A**

**Application for Obsolete Property Rehabilitation Exemption Certificate**

**EXHIBIT B**

**Detroit City Council Resolution**

**Granting the Obsolete Property Rehabilitation Exemption Certificate**

David Whitaker, Esq.  
*Director*  
 Irvin Corley, Jr.  
*Executive Policy Manager*  
 Marcell R. Todd, Jr.  
*Senior City Planner*  
 Janese Chapman  
*Deputy Director*

John Alexander  
 LaKisha Barclift, Esq.  
 M. Rory Bolger, Ph.D., AICP  
 Elizabeth Cabot, Esq.  
 Tasha Cowen  
 Richard Drumb  
 George Etheridge  
 Deborah Goldstein

**City of Detroit**  
**CITY COUNCIL**  
**LEGISLATIVE POLICY DIVISION**  
 208 Coleman A. Young Municipal Center  
 Detroit, Michigan 48226  
 Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock, AICP  
 Derrick Headd  
 Marcel Hurt, Esq.  
 Kimani Jeffrey  
 Anne Marie Langan  
 Jamie Murphy  
 Carolyn Nelson  
 Kim Newby  
 Analine Powers, Ph.D.  
 Jennifer Reinhardt  
 Sabrina Shockley  
 Thomas Stephens, Esq.  
 David Teeter  
 Theresa Thomas  
 Kathryn Lynch Underwood  
 Wilson, Ashley

**TO:** The Honorable Detroit City Council

**FROM:** David Whitaker, Director   
 Legislative Policy Division Staff

**DATE:** September 12, 2019

**RE:** Secondary Street Sign Process

Council President Brenda Jones requested that the Legislative Policy Division (LPD) opine on the Administration's request to install secondary street signs in recognition of Anne Parsons, President and CEO of the Detroit Symphony Orchestra, given that the ordinance establishing a process for requesting secondary street naming was recently repealed by City Council.

The City has long addressed the process for establishing secondary street names in honor/memory of individuals of prominence through an ordinance in Chapter 50 of the Detroit City Code. The ordinance was intended to provide an orderly process to address requests initiated by citizens' petitions or directly by City Council. In recent years, requests for secondary street naming from members of the community have increased substantially, necessitating revision of the ordinance. To that end, the ordinance was repealed by Council last spring and a new ordinance is being drafted to replace it. Currently, no process for citizen initiated requests exists.

As discussed in LPD's July 1, 2019 memorandum to City Council, entitled *12<sup>th</sup> Street Secondary Street Naming*, the City's power to name and rename streets emanates from the Home Rule City Act (the Act), MCL 117.4h, which reads,

- Each city may in its charter provide:
- (1) For the use, regulation, improvement and control of the surface of its streets, alleys and public ways, and of the space above and beneath them;

- (2) For a plan of streets and alleys within and for a distance of not more than 3 miles beyond its limits;

LPD's July report explained further:

The Act states that the City may in its charter provide for the use, regulation, improvement and control of the surface, as well as for a plan of streets and alleys within its limits. This is a grant of authority to the City to provide in the charter the mechanism for carrying out these provisions. Pursuant to Section 117.4h, the City has exercised its grant of authority by enacting in its Charter, Article VII, Chapter 4, Public Works, Section 7-401, which provides in pertinent part:

The Department of Public Works shall:

- (3) Provide for the construction, maintenance, demolition and engineering design of streets, alleys and public building.

The City further exercises the authority granted by the Home Rule City Act, by implementing the City Code provisions under Article VII, *Opening, Closing, Extending, Widening, Vacating, Naming and Renaming Streets, and Assigning Secondary Names to Streets*; Division 2-*Renaming Streets*, setting for the requirements for renaming streets; and Division 3-*Secondary Naming of Streets*, setting forth the requirements for providing secondary names to streets.

Although the City exercised its authority under the Home Rule Act by adopting Charter provisions relative to control of streets, and an ordinance addressing **requests for secondary street naming by citizens**, the **absence** of such an ordinance is not fatal to the **Administration's own power** to propose naming, renaming, or secondary naming, subject to approval of City Council.<sup>1</sup> The Administration's authority is covered by the broad language of the Home Rule City Act and the Charter.

From a public policy standpoint, however, a secondary street naming effectuated by the Administration with the concurrence of City Council during a period when the ordinance has been essentially vacated and the process is being revamped, could appear as selective, preferential treatment afforded to some, and an end run around long-established City process. Although legally defensible, all efforts to put in place a fair process as established through traditional ordinance-making is, of course, the desired method, and the draft ordinance should be moved toward enactment expeditiously.

If the Honorable City Council should have any further questions or concerns regarding this subject, LPD will be happy to provide further research and analysis upon request.

---

<sup>1</sup> In the case of the 12<sup>th</sup> Street secondary street naming request, the petition was initiated by the community (although supported by the Administration) while the ordinance was still in effect, and sought a renaming to commemorate an event rather than an individual, as required by the then applicable ordinance. LPD opined that City Council lacked the authority to grant the petition where the ordinance did not extend to events.

35

David Whitaker, Esq.  
*Director*  
Irvin Corley, Jr.  
*Executive Policy Manager*  
Marcell R. Todd, Jr.  
*Senior City Planner*  
Janese Chapman  
*Deputy Director*


John Alexander  
LaKisha Barclift, Esq.  
M. Rory Bolger, Ph.D., AICP  
Elizabeth Cabot, Esq.  
Tasha Cowen  
Richard Drumb  
George Etheridge  
Deborah Goldstein

**City of Detroit**  
**CITY COUNCIL**  
**LEGISLATIVE POLICY DIVISION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

CITY OF DETROIT  
LEGISLATIVE POLICY DIVISION  
208 COLEMAN A. YOUNG MUNICIPAL CENTER  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-4946  
FAX: (313) 224-4336

Christopher Gulock, AICP  
Derrick Headd  
Marcel Hurt, Esq.  
Kimani Jeffrey  
Anne Marie Langan  
Jamie Murphy  
Carolyn Nelson  
Kim Newby  
Analine Powers, Ph.D.  
Jennifer Reinhardt  
Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood  
Ashley A. Wilson

**TO:** Detroit City Council

**FROM:** David Whitaker, Director   
Legislative Policy Division

**DATE:** September 13, 2019

**RE:** **City Council Appointmentment to the Detroit Land Bank Authority Board of Directors**

The Legislative Policy Division (LPD) has been requested by Council Member Castañeda-López to provided a report with regard to the ability of the City Council to make an appointment to the Detroit Land Bank Authority (DLBA), Board of Directors.

The Board of Directors of the DLBA is made up of five (5) board members that are selected pursuant to the intergovernmental agreement between the City of Detroit (City) and the Michigan Land Fast Track Authority and also as outlined in the bylaws of the DLBA. Under the First Amended and Restated Intergovernmental Agreement, appointment of the five (5) board members were appointed was as follows:

- (a) One (1) member appointed by the City Council.
- (b) One (1) member appointed by the Mayor
- (c) One (1) member appointed by the Mayor, selected from a list of five (5) individuals submitted by the Detroit Economic Growth Corporation, subject to approval by City Council. However, if the City Council does not disapprove of the appointment within thirty (30) days after submission by the Mayor, the appointment is confirmed.
- (d) One (1) member appointed by the Executive Director of the Michigan State Housing Development Authority.

DLBA Bylaws by removing the recently appointed person or one of the other currently appointed board members and appoint a new City Council nominee for service on this important board!<sup>1</sup>

If we can be of further assistance please call upon us.

---

<sup>1</sup> Section 4.03 of the intergovernmental agreement provides that a board member appointed by the Mayor can be remove at anytime by the Mayor without cause. This language is also mirrored in the DLBA Bylaws.



September 12, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Amendment to Development Agreement  
655 W. Willis**

Honorable City Council:

On July 05, 2016, your Honorable Body adopted a resolution authorizing the sale by development agreement of 639, 645 and 655 W. Willis, which was combined into 655 W. Willis, to 655 Willis LLC (the "Developer") for the purpose of constructing a four-story mixed-use development with parking and appropriate landscaping (the "Project"). The City closed on the sale on January 08, 2019 and a development agreement dated January 8, 2019 was executed and recorded (the "Development Agreement").

Since the closing, the Developer has needed to extend certain deadlines in the Development Agreement to account for complications related to construction financing. The City and the Developer now anticipate construction to commence by November 1, 2019 and be completed by September 20, 2021. Furthermore, Developer has restructured its corporate entity into 655 W Willis Partners, LLC ("New Entity") and now wishes the City's consent to assign the Development Agreement to this New Entity for completion of the development work.

In anticipation of closing on the construction financing and commencement of construction of the Project, the Developer has requested that: 1) the commencement and completion dates be modified in the Development Agreement to reflect the new Project completion schedule and 2) the Development Agreement be assigned to the New Entity.

We hereby request that your Honorable Body adopt the attached resolution authorizing an amendment and assignment of the Development Agreement to reflect the above referenced Developer requests.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

2019 SEP 12 PM 3:00  
CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**WHEREAS**, on July 05, 2016, your Honorable Body adopted that certain resolution that approved the sale by development agreement of certain real property now known as 655 W. Willis, Detroit, MI (the "Property") to 655 Willis LLC ("Developer"), a Michigan limited liability company; and

**WHEREAS**, the City of Detroit, through its Planning and Development Department ("P&DD"), entered into that certain development agreement with Developer dated January 8, 2019 (the "Development Agreement") in furtherance of development of the Property; and

**WHEREAS**, the Developer now wishes to: 1) extend certain dates and deadlines in the Development Agreement consistent with a revised project schedule and 2) receive consent from the City to assign the Development Agreement to 655 W Willis Partners, LLC; now therefore be it

**RESOLVED**, that the P&DD Director, or his authorized designee, be and is hereby authorized to execute an amendment to the Development Agreement that: 1) extends any dates and deadlines in the Development Agreement to revised dates that are to the satisfaction of the P&DD Director, or his authorized designee, 2) assigns the Development Agreement to 655 W Willis Partners, LLC and 3) allows the P&DD Director, or his authorized designee, to further extend any dates and deadline in the Development Agreement at any time in the P&DD Director's or his authorized designee's sole discretion; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate amendments or changes to the Development Agreement consistent with the resolution; and be it finally

**RESOLVED**, any amendment to the Development Agreement will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

**WAIVER OF RECONSIDERATION IS REQUESTED**





CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
ADMINISTRATION DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 611  
DETROIT, MICHIGAN 48226  
(313) 224-3901 • TTY: 711  
(313) 224-1464  
WWW.DETROITMI.GOV

37

September 12, 2019

**HONORABLE CITY COUNCIL**


**Re: Secondary Street Name Sign – Request that the Intersection of Woodward and Parsons be assigned a secondary street name sign honoring Anne Parsons**

The Department of Public Works has reviewed the documentation and in accordance with the authority provided in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks, and Other Public Places, Article VII, Opening, Closing, Extending, Vacating, Naming, and Renaming of Streets and Assigning Secondary Streets*, we are submitting to City Council a resolution to honor Ms. Anne Parsons with a secondary street name sign at the intersection of Woodward and Parsons, where the Detroit Orchestra Hall is located.

Ms. Anne Parsons was named president of the Detroit Symphony Orchestra in 2004. Since that time, she has overseen the visionary launch of "Live from Orchestra Hall", which has resulted in the worldwide engagement of audiences through live HD webcasts and the expansion to include "Classroom Edition" in 2014 which provided an opportunity for DSO to reach tens of thousands of students throughout Detroit and around the world each year.

It is for the work outlined above, as well as Ms. Parsons lifelong commitment to use music to fulfill the lives of others, especially young people in Detroit, that the Department of Public Works is requesting City Council to approve the attached resolution for a secondary street name sign to be erected in her honor.

Respectfully Submitted,

  
Ron Brundidge, Director  
Department of Public Works

Cc: Alexis Wiley, Mayor's Office  
Stephanie Washington, Mayor's Office

CITY CLERK 2019 SEP 13 AM 10:55

## RESOLUTION

**BY COUNCIL MEMBER** \_\_\_\_\_

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center on **Thursday** \_\_\_\_\_, **2019** at \_\_\_\_\_ a.m., for the purpose of considering the Detroit Symphony Orchestra and the Department of Public Works request to honor Ms. Anne Parsons with a secondary street name sign at the intersection of Parsons and Woodward Avenue, to be also called "Anne Parsons Way". Any costs associated with this request will be borne by the requestor.